FOR LEASE 1,360-6,886 SF RETAIL

FOUNTAINVIEW PLAZA 2621-2661 MUEGGE RD | ST. CHARLES, MO 63303





FEATURES

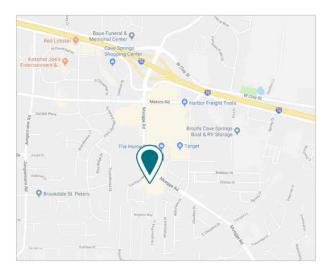
- 1,360-6,886 SF retail space for lease
- > Well-maintained property
- Visibility from Muegge Rd with 25,802 vehicles per day
- Ample parking
- > Easy access to I-70 and Mexico Rd

LEASE RATE: \$14.00/SF + \$4.34/SF NNN

Contact

JANE KAPP 314.412.7727 jkapp@mckelveyproperties.com BUILDING SF 29,920 SF ZONING PD-MU

TAXES (2017) \$50,843



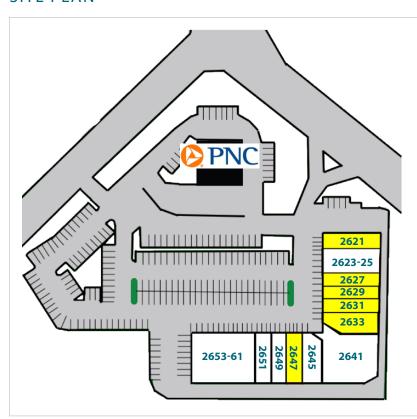


FOR LEASE 1,360-6,886 SF RETAIL

FOUNTAINVIEW PLAZA 2621-2661 MUEGGE RD | ST. CHARLES, MO 63303



SITE PLAN



SUITE	TENANT	SF
2621	Available	1,791 SF
2623-25	I Heart Nails	2,856 SF
2627	Available	1,428 SF
2629	Available	1,428 SF
2631	Available	1,428 SF
2633	Available	2,602 SF
2641	TA Tequila	4,690 SF
2645	Boulevard Dental Care	2,208 SF
2647	Available	1,360 SF
2649	88 China	1,360 SF
2651	Great Clips	1,360 SF
2653-61	US Renal Care	7,231 SF





Contact

JANE KAPP 314.412.7727 jkapp@mckelveyproperties.com



FOR LEASE 1,360-6,886 SF RETAIL

FOUNTAINVIEW PLAZA 2621-2661 MUEGGE RD | ST. CHARLES, MO 63303



AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,056	81,762	171,386
HOUSEHOLDS	3,846	35,818	71,779
MEDIAN HH INCOME	\$86,597	\$77,604	\$76,805
MEDIAN HOME VALUE	\$212,788	\$185,841	\$187,221

Contact

JANE KAPP 314.412.7727 jkapp@mckelveyproperties.com

