

# FOR LEASE

1,000 - 3,000 SF RETAIL

1 MIDLAND AVE | MARYLAND HEIGHTS, MO 63043



McKELVEY PROPERTIES  
building relationships . creating wealth



**LEASE SPACE 9B, 9C, OR 9D AND GET 4 MONTHS FREE RENT!**

## FEATURES

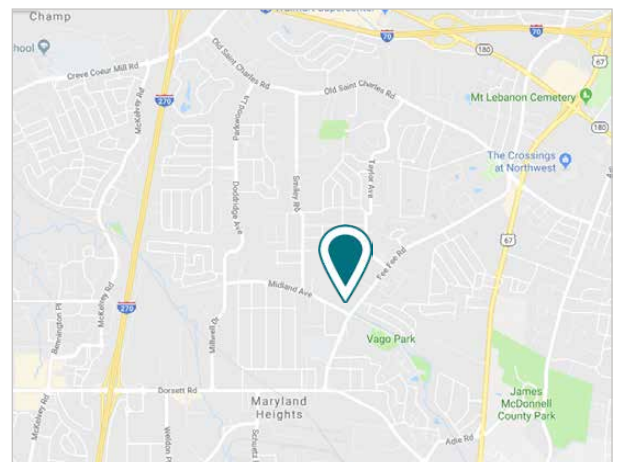
- › 1,000-3,000 SF retail available for lease
- › Situated in densely populated demographic profile
- › Building signage available
- › Current tenants include Quick 1 & Nuts Bar and Grill
- › Located at the signalized intersection of Midland Ave and Fee Fee Rd, just north of Pattonville Heights Middle School
- › 9,531 vehicles per day along Fee Fee Rd
- › Easy access to Dorsett Rd and N Lindbergh Blvd

**LEASE RATE: \$1,100-\$3,300/MONTH GROSS**  
(TENANT PAYS UTILITIES, GAS, ELECTRIC, WATER, SEWER)

## Contact

JANE KAPP  
314.412.7727  
jkapp@mckelveyproperties.com

BUILDING SF 9,543 SF	LOT SIZE 1.04 ACRES	TAXES (2017) \$17,370
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## INTERIOR PHOTOS



SUITE 3



SUITE 9-B



SUITE 9-C



SUITE 9-D

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McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | [www.McKelveyProperties.com](http://www.McKelveyProperties.com)

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## AERIAL MAP



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,822	76,417	156,066
HOUSEHOLDS	3,145	33,406	67,402
MEDIAN HH INCOME	\$59,081	\$54,041	\$56,855
MEDIAN HOME VALUE	\$175,324	\$159,320	\$166,206

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