

# FOR LEASE

## 2,418 SF RETAIL/OFFICE

188 WELDON PKWY | MARYLAND HEIGHTS, MO 63043



McKELVEY PROPERTIES  
building relationships . creating wealth



### FEATURES

- › 2,418 SF retail/office endcap space available for lease
- › Former bank with open floor plan, vault and break room
- › Building signage available
- › Current tenants include Johnny's West, Karen's Grooming, Ziehl Properties and J&B Tech
- › Highly visible property located at the signalized intersection of Weldon Pkwy and Dorsett Rd
- › 32,440 vehicles per day along Dorsett Rd
- › Easy access to I-270 and Westport

LEASE RATE: \$12.00/SF + \$4.00/SF NNN

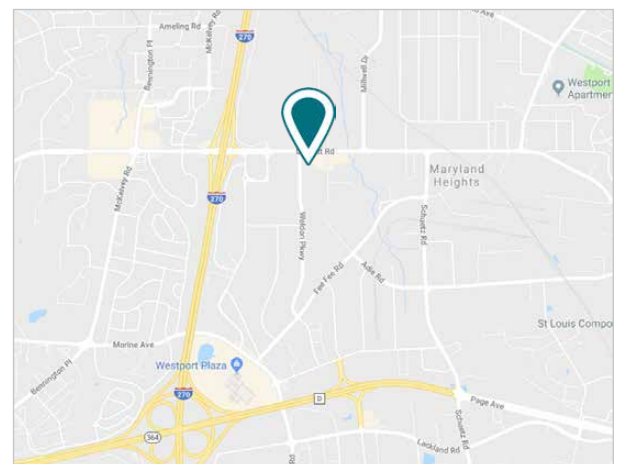
### Contact

JANE KAPP  
314.412.7727  
jkapp@mckelveyproperties.com

BUILDING SF  
11,141 SF

LOT SIZE  
0.57 ACRES

TAXES (2017)  
\$33,358



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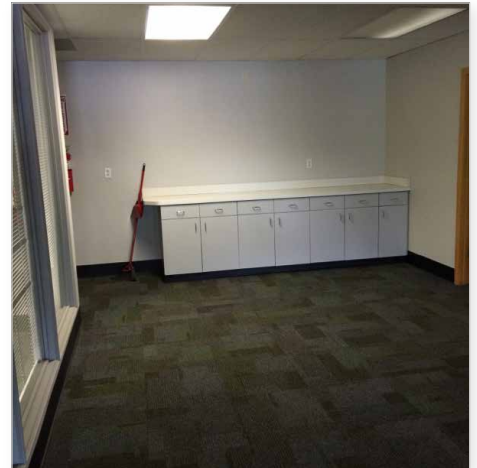
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### INTERIOR PHOTOS



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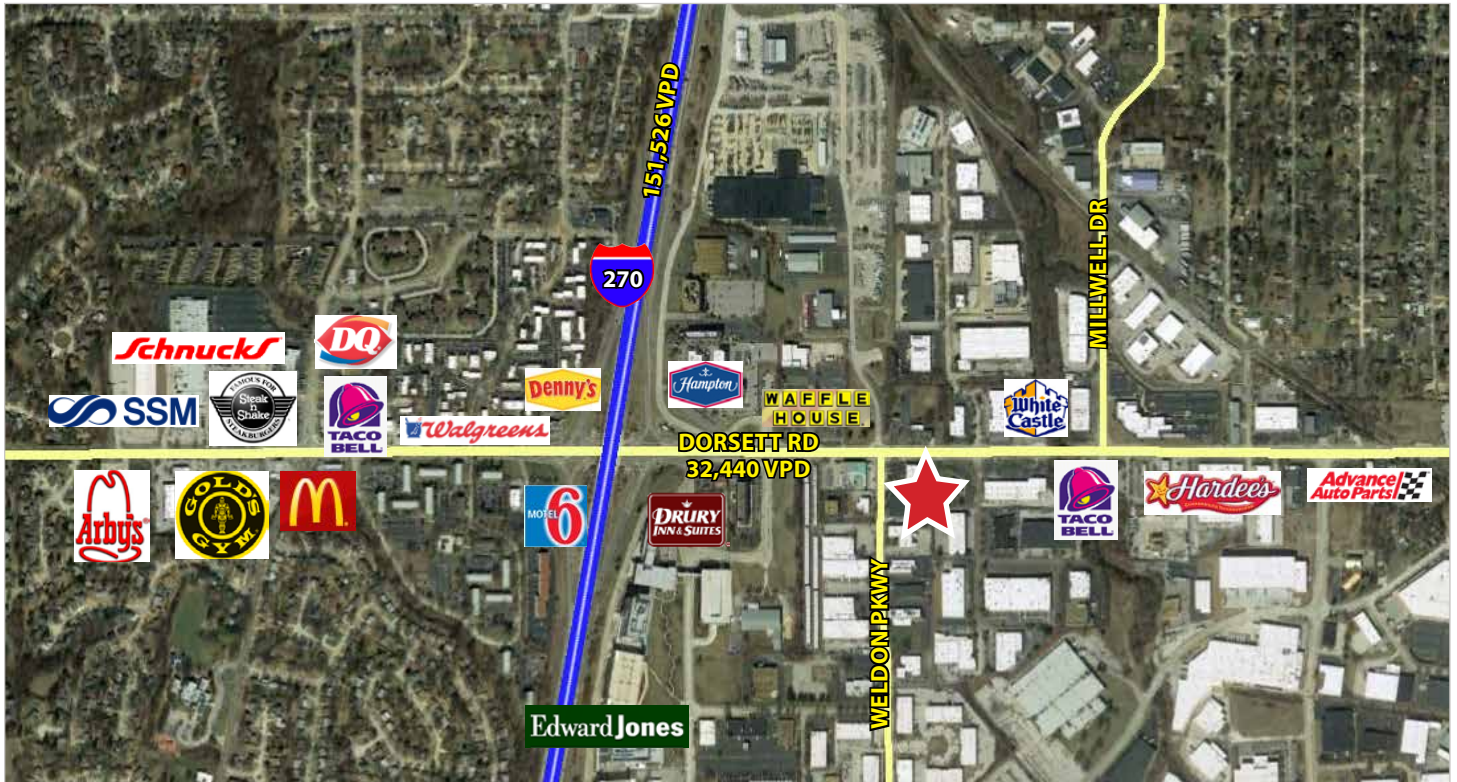
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### AERIAL MAP



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	6,942	68,751	152,646
HOUSEHOLDS	2,915	30,043	65,453
MEDIAN HH INCOME	\$63,016	\$61,310	\$59,777
MEDIAN HOME VALUE	\$174,057	\$184,535	\$181,363

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