2060 McKELVEY ROAD

DQ BUILDING AVAILABLE FOR SALE

MARYLAND HEIGHTS, MO
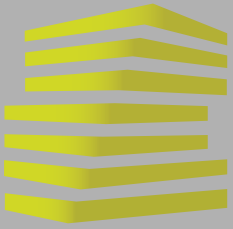
LOCATION.
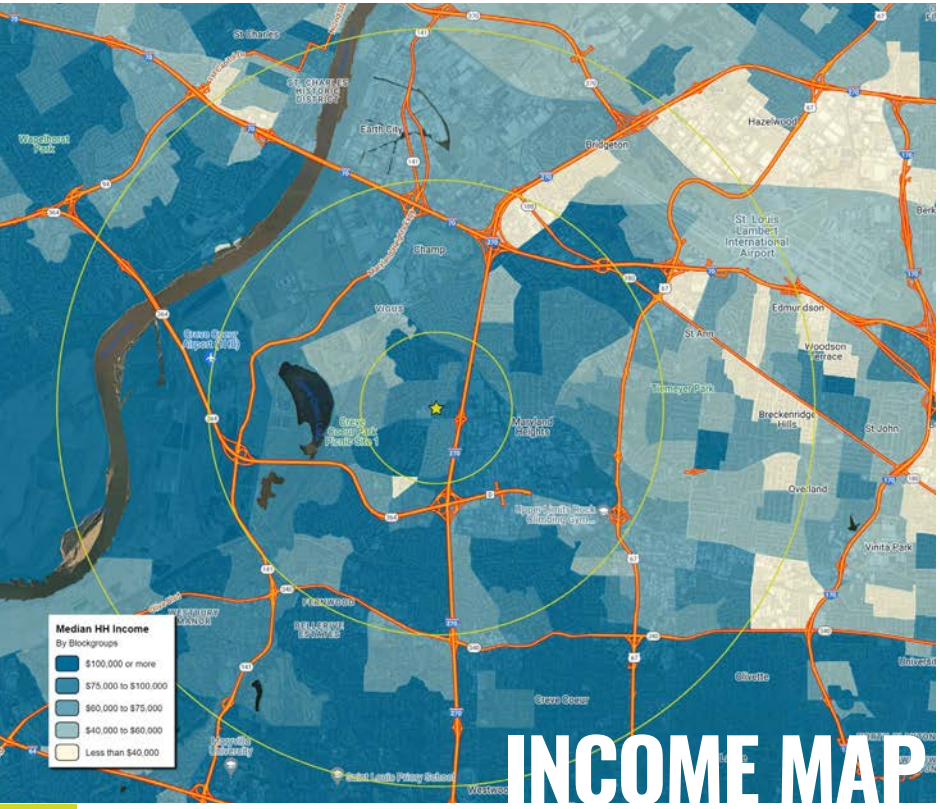commercial real estate

IAN SILBERMAN
314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com

KEVIN SHAPIRO
314.818.1550 (OFFICE)
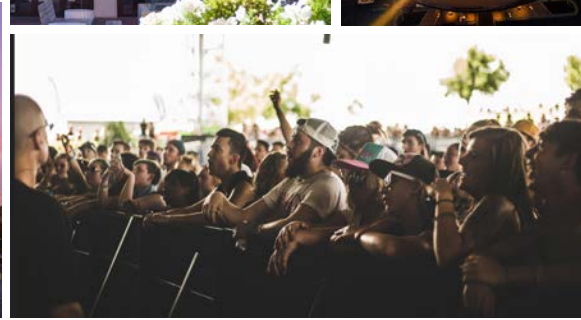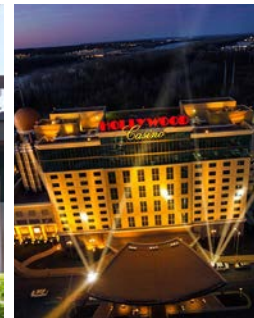314.283.4691 (MOBILE)
kevin@LocationCRE.com

Maryland Heights has a prime location in the center of the St. Louis Metropolitan area, located near the intersection of Interstates 70 and 270, and within a short drive of Interstates 64, 44 and 55. An eight-lane regional highway, U.S. 364, serves as one of two bridges connecting Maryland Heights to neighboring St. Charles County across the Missouri River, which forms the city's western boundary. Lambert-St. Louis International Airport is a 10-minute drive from Maryland Heights.

Since its incorporation in 1985, the city has seen significant growth, both residentially and commercially. Every year approximately 9 million visitors come to the city. Today, the city is home to more than 27,000 residents, 1,600 businesses, 3,600 hotel rooms, and numerous dining, recreation, and entertainment opportunities. Westport Plaza is a 700,000+ square foot development featuring dining, entertainment venues, businesses and even radio stations. Westport is located at the intersection of Page Avenue and I-270 in the west-central area of St. Louis County.

The long-term vision for Maryland Heights includes the redevelopment of one of its major thoroughfares, Dorsett Road, through the creation of a Tax-Increment Financing district along its eastern end. 2,000 acres in the Howard Bend Planning Area are also available for future development. Several sites are currently zoned for development of large office buildings.

A number of major corporations call Maryland Heights home. They include: Edward Jones; Elsevier Publishing; Fred Weber Inc.; French Gerleman; Grey Eagle Distributors, Inc.; Hollywood Casino; Hydromat Inc.; the St. Louis Post-Dispatch; Watlow Electric; and World Wide Technology.

The public school districts serving Maryland Heights, Parkway and Pattonville, have both earned "Distinction in Performance" recognition from the Missouri Department of Education. Maryland Heights has access to five city parks as well as St. Louis County's 2,000-acre Creve Coeur Park.
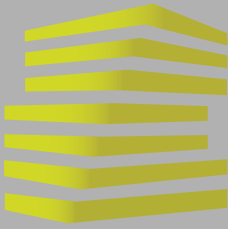
INCOME MAP

Median HH Income
By Blockgroups
- $100,000 or more
- $75,000 to $100,000
- $60,000 to $75,000
- $40,000 to $60,000
- Less than $40,000

ANNUAL DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
	10,947	58,040	147,568

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
	4,876	26,079	65,145

AVG HH INCOME

	1 MILE	3 MILES	5 MILES
	$117,445	$123,521	$123,759

LOCATION.
commercial real estate

www.LocationCRE.com

REALTY RESOURCES MEMBER

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com

KEVIN SHAPIRO

314.818.1550 (OFFICE)
314.283.4691 (MOBILE)
kevin@LocationCRE.com

- 2,900 SF FREESTANDING RESTAURANT WITH DRIVE THRU AVAILABLE FOR PURCHASE

- PROPERTY IS LOCATED ACROSS THE STREET FROM SCHNUCKS MARKET WHICH IS A TOP 5 BUSIEST STORE IN THE CHAIN (SOURCE: PLACER.AI)

- 1.10 ACRES OF LAND

- WITHIN 3 MILES OF THE PROPERTY, THERE IS AN OFFICE POPULATION OF 73,000 PEOPLE

- SALE PRICE: $950,000

- PLEASE CONTACT BROKER FOR ADDITIONAL INFORMATION