

6940 MEXICO ROAD



FOR SALE, LEASE OR BUILD TO SUIT
6940 MEXICO ROAD, JUST EAST OF MID RIVERS MALL DRIVE
ST. PETERS . MISSOURI



1.21 ACRE OUT PARCEL AVAILABLE FOR SALE, LEASE OR BUILD TO SUIT.

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

MARKET OVERVIEW



POPULATION		<u>1 MILE</u> 10,992	<u>3 MILES</u> 61,112	<u>5 MILES</u> 162,158
HOUSEHOLDS		<u>1 MILE</u> 4,665	<u>3 MILES</u> 23,844	<u>5 MILES</u> 63,450
AVG HH INCOME		<u>1 MILE</u> \$64,958	<u>3 MILES</u> \$79,518	<u>5 MILES</u> \$82,404

Nationally recognized as a great place to live, the City of St. Peters, Missouri offers affordable, quality living with top-notch amenities and services. St. Peters was recognized by Money magazine twice as one of the Top 100 Best Places to Live in America. St. Peters is home to more than 53,000 people and over 2,500 businesses that provide 27,500+ jobs. The population of St. Peters has grown rapidly, from less than 500 in 1970 to what it is today, and over that period of time changed from a small rural town to a more suburban community. The city's economy continues to diversify with modern housing, numerous commercial enterprises, several shopping centers, support services and some industries. According to Money magazine, job growth increased by 4.57% between 2000-2009. The city's largest employers include Barnes-Jewish St. Peters Hospital, Fort Zumwalt School District, City of St. Peters, Dierbergs and Francis Howell School District.

One of the most impressive features of St. Peters is the St. Peters Rec-Plex. The Rec-Plex opened in 1994 and expanded to 236,000 square feet in 2007. The Rec-Plex is home to family recreation and athletic events as well as fitness club-quality workout facilities.

St. Peters has a large veteran population. In appreciation, the City of St. Peters donated land and erected a monument dedicated to those individuals who gave the effort, no matter how big or small, to protect and serve mankind. The Veterans Memorial Site at City Centre Park was erected in 1998. The St. Peters Veterans Memorial is the centerpiece for several ceremonies held each year with participation from local veterans' organizations.

Mid Rivers Mall, located in St. Peters, is the largest mall in St. Charles County with more than 160 shops plus a 14-screen theatre. Mid Rivers Mall is anchored by Sears, Dillards, JC Penney and Macy's. Spencer Road Branch Library is the largest and busiest library in the St. Charles City-County Library District after a recent expansion that doubled the size of the library's space. Barnes-Jewish St. Peters Hospital is the second busiest hospital in St. Charles County with 175 rooms and a satellite location of the Alvin J. Siteman Cancer Center.



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S I T E P H O T O S



View of site from south



View of site from south



View of site from west



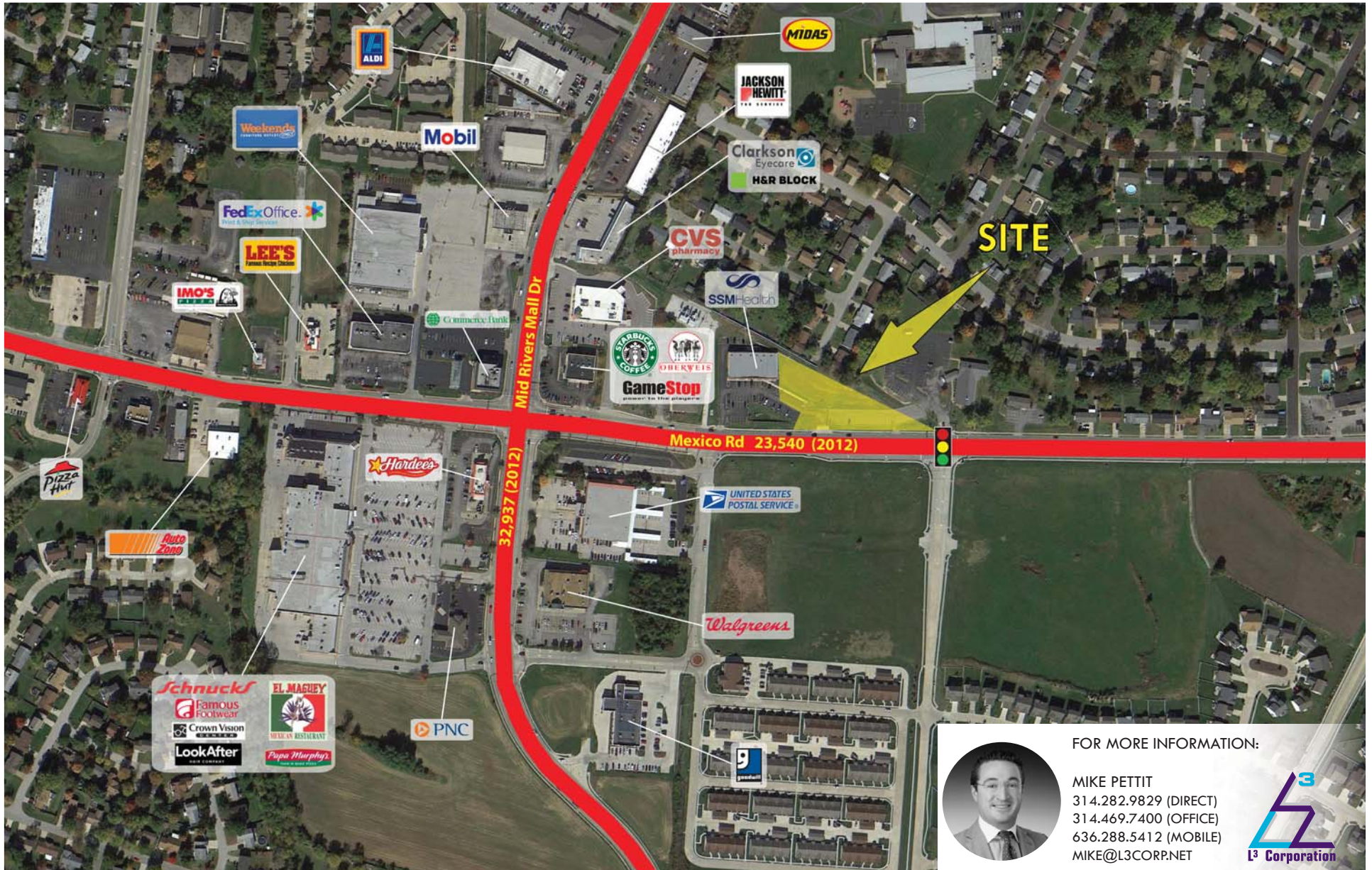
View of site from east

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A E R I A L



FOR MORE INFORMATION:

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