

6940 MEXICO ROAD

SAINT PETERS. MO 63376

1.21 ACRES. PRIME CORNER. ENDLESS POSSIBILITIES.

XTEAM
RETAIL ADVISORS

6940 MEXICO ROAD

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION
KYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
KSTEINER@L3CORPORATION.COM



POPULATION ANALYSIS

	1 MILE	3 MILES	5 MILES
POPULATION	11,993	64,946	172,221
HOUSEHOLDS	4,865	25,145	67,215
AVG HH INCOME	$85,901	$98,537	$102,831

VIEW & DOWNLOAD: **DEMO REPORT**

- HIGH-VISIBILITY CORNER DEVELOPMENT SITE AT A SIGNALIZED INTERSECTION
- DRIVE-THRU OPPORTUNITY WITH ENTITLEMENTS FOR A 10,500 SF RETAIL BUILDING
- 1.21 ACRES READY FOR DEVELOPMENT—UTILITIES ON SITE AND EXISTING PARKING IN PLACE
- FLEXIBLE ACQUISITION OPTIONS: SALE, GROUND LEASE, OR BUILD-TO-SUIT
- IMMEDIATE ACCESS TO A GROWING CUSTOMER BASE WITH NEARLY 400 NEW APARTMENT UNITS ACROSS THE STREET
- EXCELLENT FIT FOR AUTO SERVICES, MEDICAL OFFICE, BANKING, RESTAURANT, RETAIL, AND OTHER HIGH-TRAFFIC COMMERCIAL USES

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Th value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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ZOOM AERIAL

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MARKET AERIAL

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