



SITE

19,604 (2024) Mexico Rd

6940 MEXICO ROAD

SAINT PETERS, MO 63376

1.21 ACRES DEVELOPMENT SITE SURROUNDED  
BY DENSE RETAIL AND RESIDENTIAL

**XTEAM**  
RETAIL ADVISORS



# 6940 MEXICO ROAD

## SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

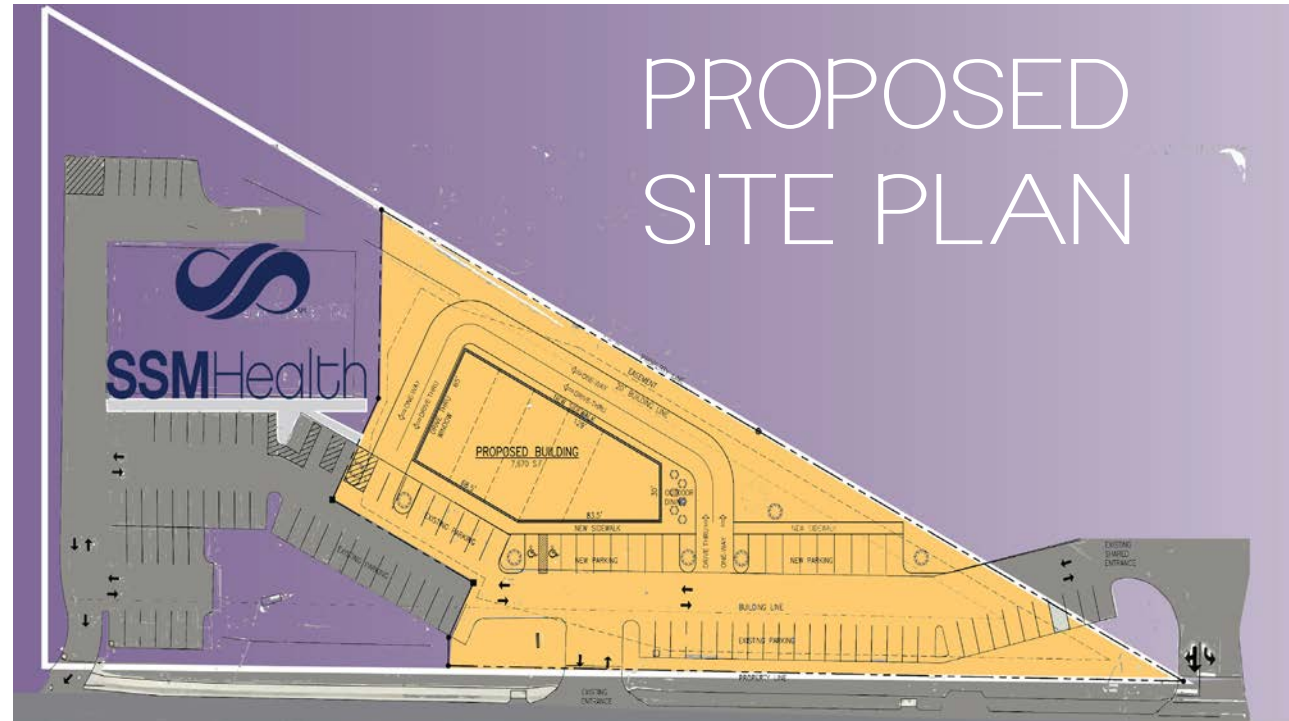
314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

## POPULATION ANALYSIS

| POPULATION                                                                       | HOUSEHOLDS                                                                        | AVG HH INCOME                                                                     |
|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  |  |  |
| <u>1 MILE</u>                                                                    | <u>1 MILE</u>                                                                     | <u>1 MILE</u>                                                                     |
| 11,993                                                                           | 4,865                                                                             | \$85,901                                                                          |
| <br><u>3 MILES</u>                                                               | <br><u>3 MILES</u>                                                                | <br><u>3 MILES</u>                                                                |
| 64,946                                                                           | 25,145                                                                            | \$98,537                                                                          |
| <br><u>5 MILES</u>                                                               | <br><u>5 MILES</u>                                                                | <br><u>5 MILES</u>                                                                |
| 172,221                                                                          | 67,215                                                                            | \$102,831                                                                         |



## VIEW & DOWNLOAD: DEMO REPORT

- WELL LOCATED DEVELOPMENT SITE AT SIGNALIZED INTERSECTION WITH DRIVE-THRU AVAILABLE
- APPROVED FOR 10,500 SF COMMERCIAL BUILDING
- 1.21 ACRE PARCEL WITH ALL UTILITIES PULLED TO THE SITE AND PARKING LOT IN PLACE (CAN ADD PARKS)
- SITE IS AVAILABLE FOR SALE, BUILD-TO-SUIT OR GROUND LEASE
- NEARLY 400 RESIDENTIAL UNITS RECENTLY ADDED DIRECTLY ACROSS FROM SITE
- LOCATION IDEALLY SUITED FOR AUTO, MEDICAL, BANKING AND OTHER TRADITIONAL RETAIL 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. The 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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