



6940 MEXICO ROAD

SAINT PETERS, MO 63376

**1.21 ACRES DEVELOPMENT SITE SURROUNDED BY DENSE
RETAIL AND RESIDENTIAL**

6940 MEXICO ROAD

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION




KYLE STEINER

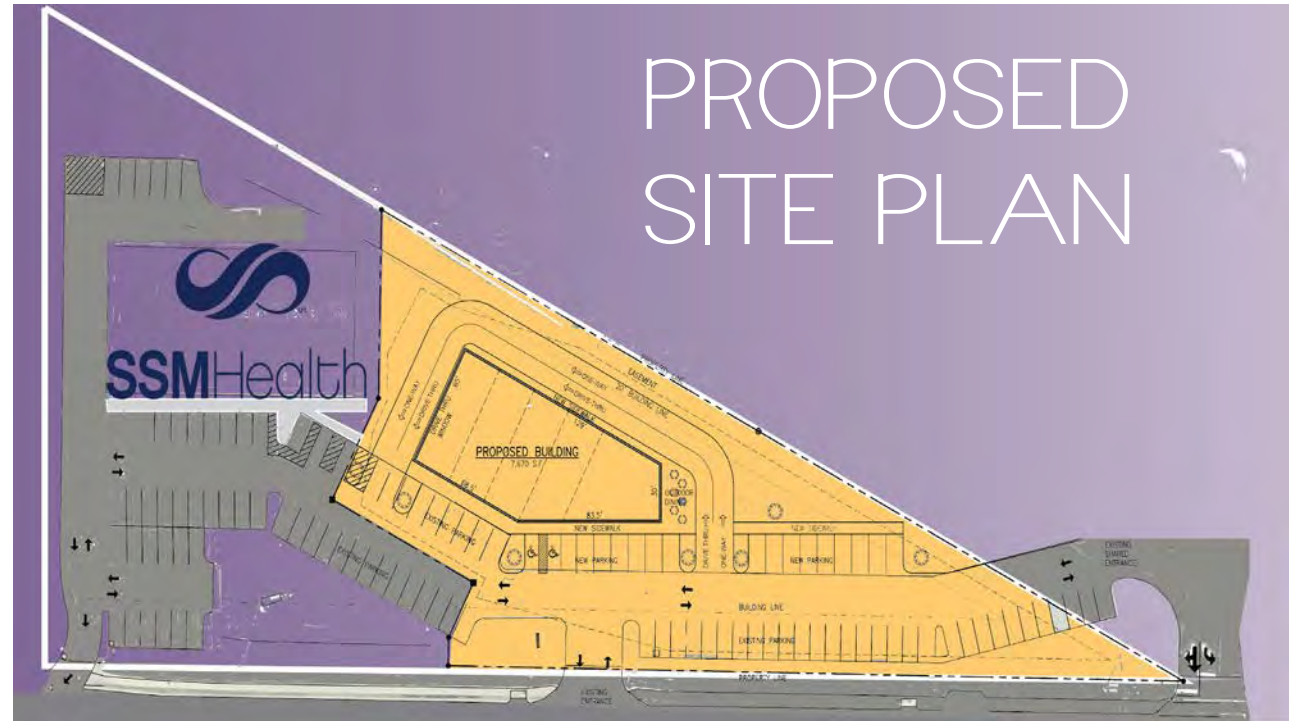
314.282.9835 (DIRECT)

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>
11,583	4,638	\$85,937
 <u>3 MILES</u>	 <u>3 MILES</u>	 <u>3 MILES</u>
65,484	24,474	\$99,406
 <u>5 MILES</u>	 <u>5 MILES</u>	 <u>5 MILES</u>
176,993	66,496	\$104,267



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



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ZOOM AERIAL

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MARKET AERIAL

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