



**596 JUNGERMANN ROAD**

ST PETERS, MO 63376



WALMART NEIGHBORHOOD MARKET SHADOW ANCHORED CENTER

2<sup>ND</sup> GENERATION RESTAURANT AVAILABLE



# 596 JUNGERMANN ROAD

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION




REBECCA THESSEN

314.282.9836 (DIRECT)

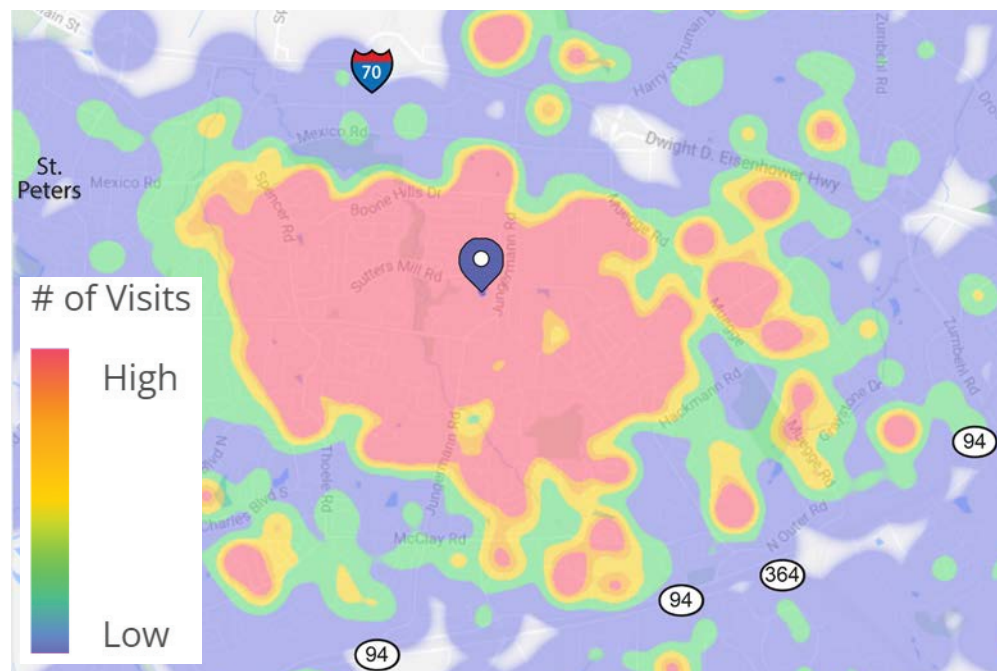
314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

## POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 14,425	<u>3 MILES</u> 88,962	<u>5 MILES</u> 183,260
HOUSEHOLDS		<u>1 MILE</u> 5,515	<u>3 MILES</u> 35,607	<u>5 MILES</u> 71,021
AVG HH INCOME		<u>1 MILE</u> \$101,470	<u>3 MILES</u> \$98,969	<u>5 MILES</u> \$101,439

## HEAT MAP • PER PLACER.AI



VIEW &  
DOWNLOAD:

DEMO REPORT





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- Suite 630: 1,050 SF Former Restaurant
- Hood and Equipment to Remain
- Next to Walmart Neighborhood Market
- Contact Broker for Details



# 596 JUNGERMANN ROAD

## SUITE 627

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- 1,400 SF Available
- Highly Trafficked and Lighted Intersection
- Shadow Anchored by Walmart Neighborhood Market
- Co-Tenants include Cecil Whitaker's Pizza, Stumpy's BBQ, Golden Chicken & Zeeke Smoke Shop
- Monument Signage Available Facing Jungermann Road

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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## MARKET AERIAL

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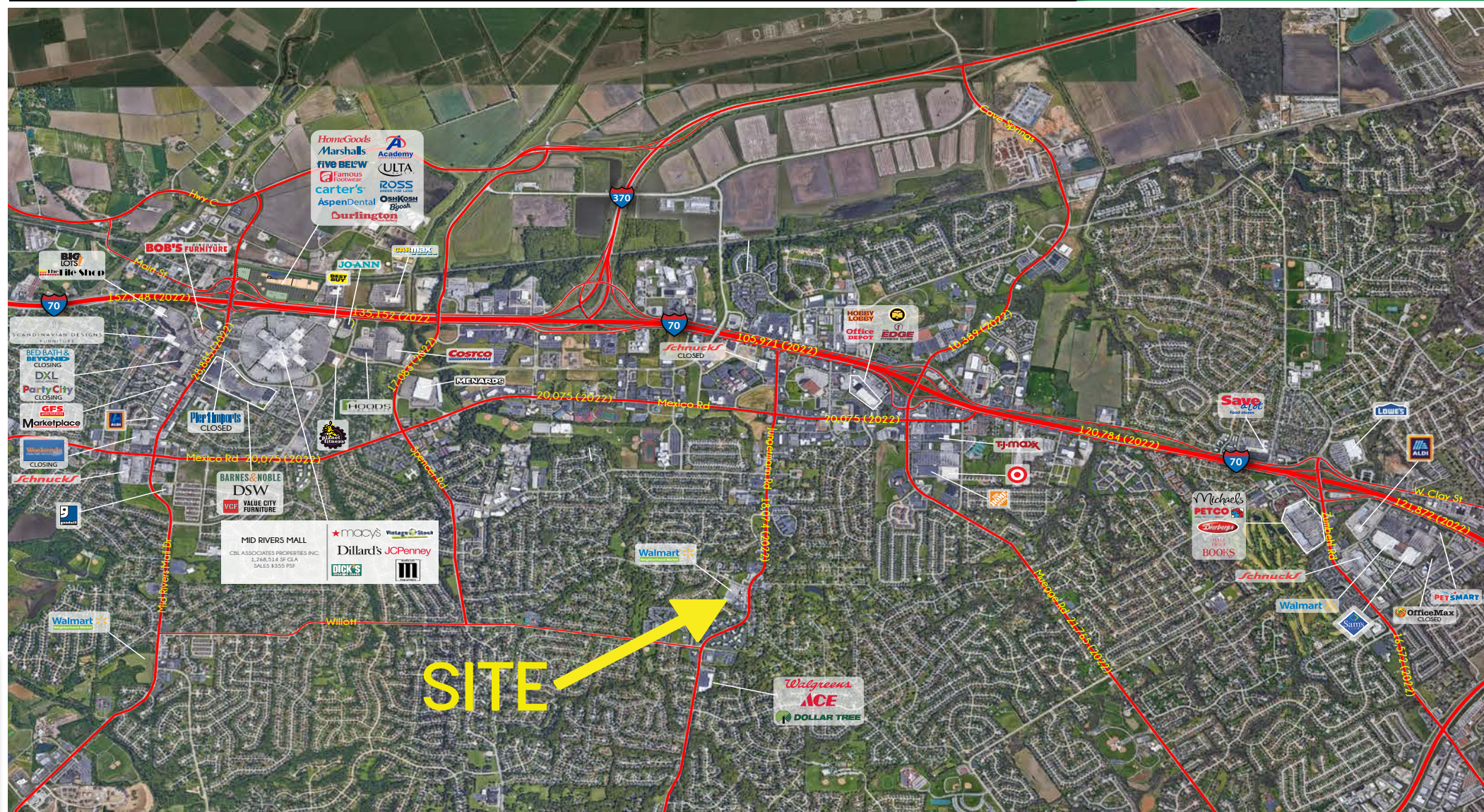
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