



YOUR SIGN  
HERE

EXCEL  
PHARMACY

**XTEAM**  
RETAIL ADVISORS

# SALT LICK CENTER

505-557 SALT LICK ROAD SAINT PETERS, MO 63376

2,066 SF AVAILABLE IN HIGHLY VISIBLE  
SAINT PETERS SALT LICK CENTER

# SALT LICK CENTER

## DEMOGRAPHICS

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- LITTLE DINOS DAYCARE BRINGS IN DAILY CUSTOMERS, WHILE NEARBY USERS SUCH AS GREAT CLIPS AND EXCEL PHARMACY DRIVE CONSISTENT TRAFFIC TO THE VACANCY
- STRATEGICALLY LOCATED JUST SOUTH OF INTERSTATE 70, OFFERING IMMEDIATE HIGHWAY ACCESS AND EXCELLENT EXPOSURE TO COMMUTER AND LOCAL TRAFFIC
- MULTIPLE K-8 SCHOOLS WITHIN A 1-2 MILE DRIVE GENERATE ADDITIONAL DAILY TRAFFIC IN A FAMILY-FRIENDLY LOCATION
- HIGH TRAFFIC COUNTS AND EASY INGRESS/EGRESS SUPPORT STRONG CUSTOMER FLOW AND RETAIL DRAW
- ZONING SUPPORTS A WIDE RANGE OF COMMERCIAL AND RETAIL USES IN A WELL-ESTABLISHED COMMUNITY

### POPULATION ANALYSIS

|               |  | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|--|---------------|----------------|----------------|
| POPULATION    |  | 10,214        | 68,194         | 164,369        |
| HOUSEHOLDS    |  | 3,970         | 25,976         | 62,011         |
| AVG HH INCOME |  | \$110,561     | \$113,597      | \$117,922      |

VIEW & DOWNLOAD: **DEMO REPORT**

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.

