



# LOT 1D.B EXECUTIVE CENTRE PKWY, SE OF SAINT PETERS CENTRE BLVD

EXECUTIVE CENTRE PKWY, SE OF  
SAINT PETERS CENTRE BLVD  
SAINT PETERS, MO 63376

**Addison Lijewski**

Advisor

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**Will Holman**

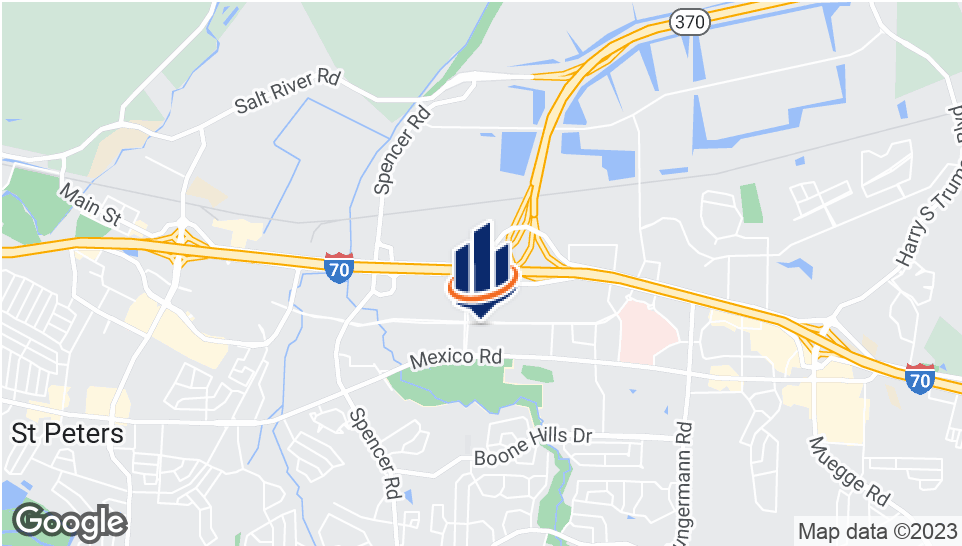
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# Property Summary



Sale Price		\$721,354	PROPERTY HIGHLIGHTS			
OFFERING SUMMARY		1.84 Acres	• Sale Price \$721,354			
			• Zoned SD-RC			
			• Utilities at Site			
			• Close Proximity to: Barnes Hospital, Menards, Costco, and Mid Rivers Mall			
Price / Acre:		\$392,040	DEMOGRAPHICS			
APN:		2-0117-9377-00-001D.B000000				
				1 MILE	3 MILES	5 MILES
			Total Households	2,804	22,984	56,266
			Total Population	6,958	59,562	145,877
			Average HH Income	\$76,628	\$78,486	\$78,929

# Property Description



## PROPERTY OVERVIEW

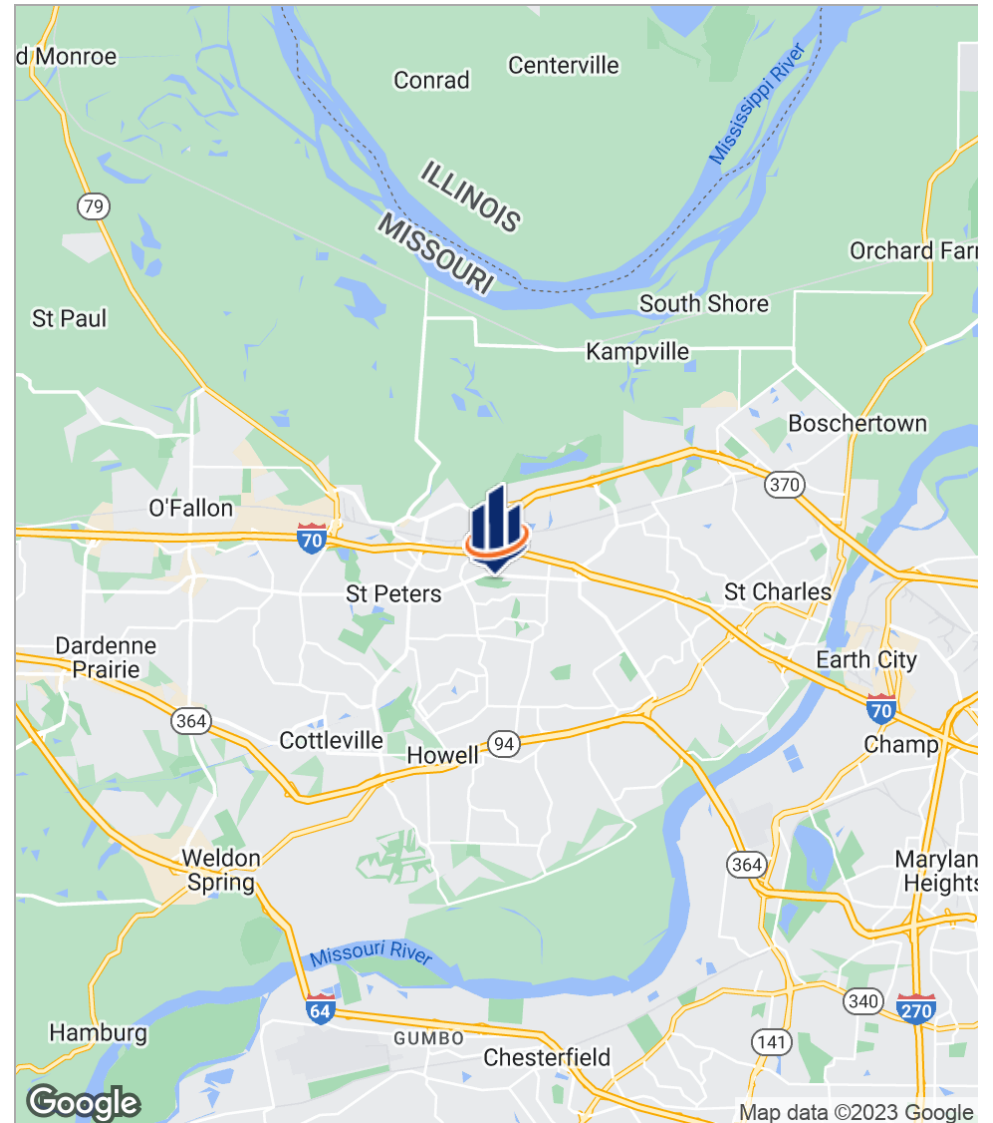
SVN | Holman Norden is pleased to present 1.84 acre parcel located just east of St. Peters Centre Blvd. and on the south side of Executive Centre Parkway across from the Villages of St. Peters Rehabilitation and Memory Care facilities. St. Peters is a young, vibrant, forwarding thinking, community that is continually growing to improve both residential and business environments. In close proximity to this site are 2 high schools, an expanding Barnes Jewish Hospital, a university styled Recreational Facility [Rec-Plex] St. Peters City Hall and public parks. This area is also teaming with Office/Medical uses as well as many national retailers near Mid Rivers Mall, the areas Regional indoor mall. Access is quick and easy with two Interstates, 70 and 370, via updated interchanges. Customers are then connected by Mexico Road, Spencer Road, Veterans Memorial Parkway as main artery thoroughfares. With traffic counts high, good access, a friendly and safe surrounding, and affordable land prices, what more could a retail tenant ask for?

## LOCATION OVERVIEW

SVN | Holman Norden is representing multiple Retail Development parcels in St. Peters Missouri. These parcels are well located at signalized intersections with high traffic flows on main arteries. Most of these sites offer off site detention, utilities located at the site, and preliminary grading is complete on most sites. The owner/developer will consider ground lease or build-to-suit for credit tenants. The sites are all located within approximately  $\frac{3}{4}$  of a mile of St Peters City Campus. The city campus offers a large and popular park complex along with the Rec Plex indoor community center. The area has a strong mix of Medical and Professional Office, Education, Retail and City/Public Service.



# Location Maps





# Retailer Map



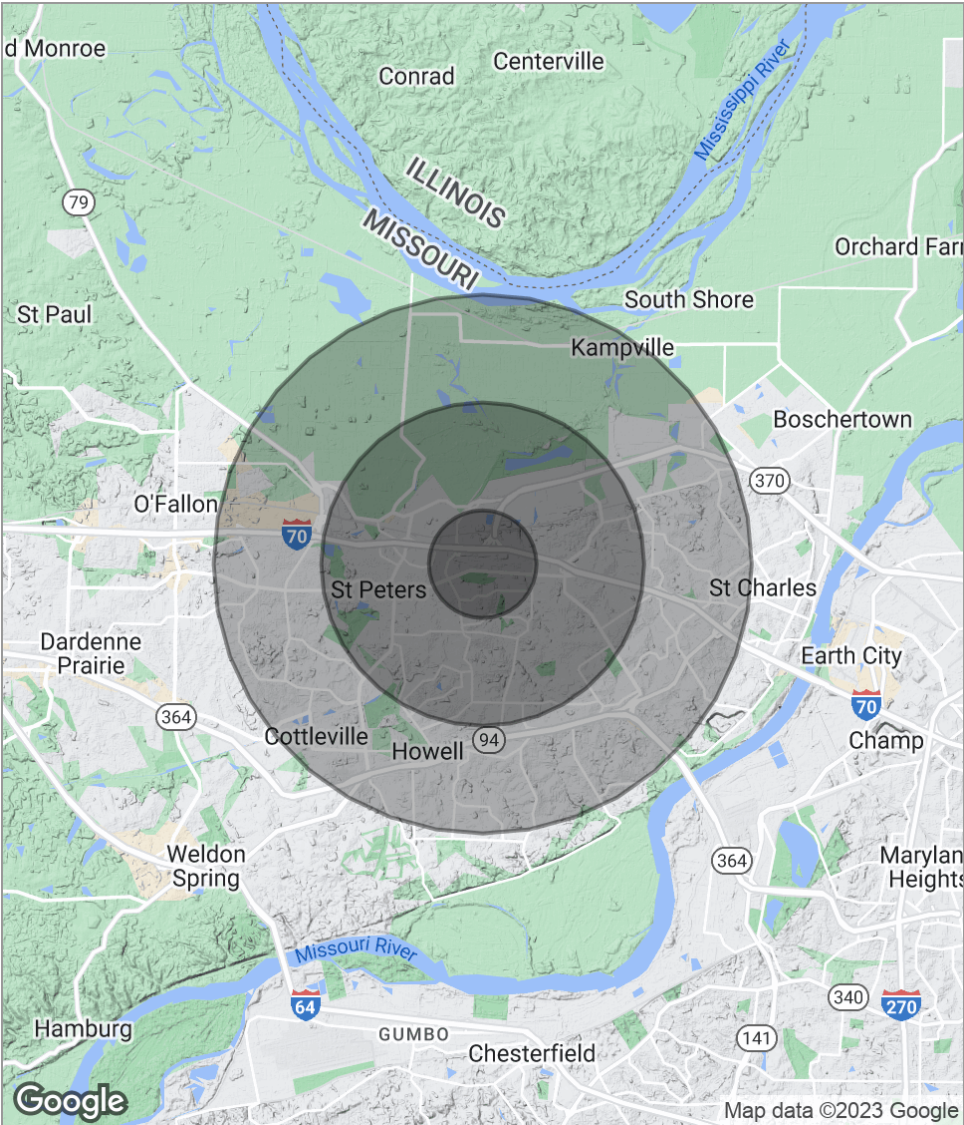


# Aerial Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,958	59,562	145,877
Median age	39.1	38.0	37.5
Median age [Male]	38.1	36.0	35.9
Median age [Female]	40.0	39.9	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,804	22,984	56,266
# of persons per HH	2.5	2.6	2.6
Average HH income	\$76,628	\$78,486	\$78,929
Average house value	\$183,324	\$185,937	\$194,929

\* Demographic data derived from 2020 ACS - US Census

# SVN Real Estate Team

## MEET THE TEAM

### Biography



Addison Lijewski  
Advisor

At SVN Holman Partners, Addison specializes in Triple Net Investment properties. Addison currently serves the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Partners, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including an internship in Commercial Lending.

Since joining SVN Holman Partners in June 2019, Addison has closed over \$100 Million in Single Tenant Net Lease properties. In addition to performing broker and advisor duties, Addison also handles all transaction management for the team at SVN Holman Partners. Addison combines her customer service skills, attention to detail, and commercial real estate knowledge to go above and beyond in serving her clients.

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Will Holman  
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars [\$1,600,000,000] in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

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# Disclaimer

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