



FOR SALE OR LEASE

7255 Mexico Road | St. Peters, MO 63376

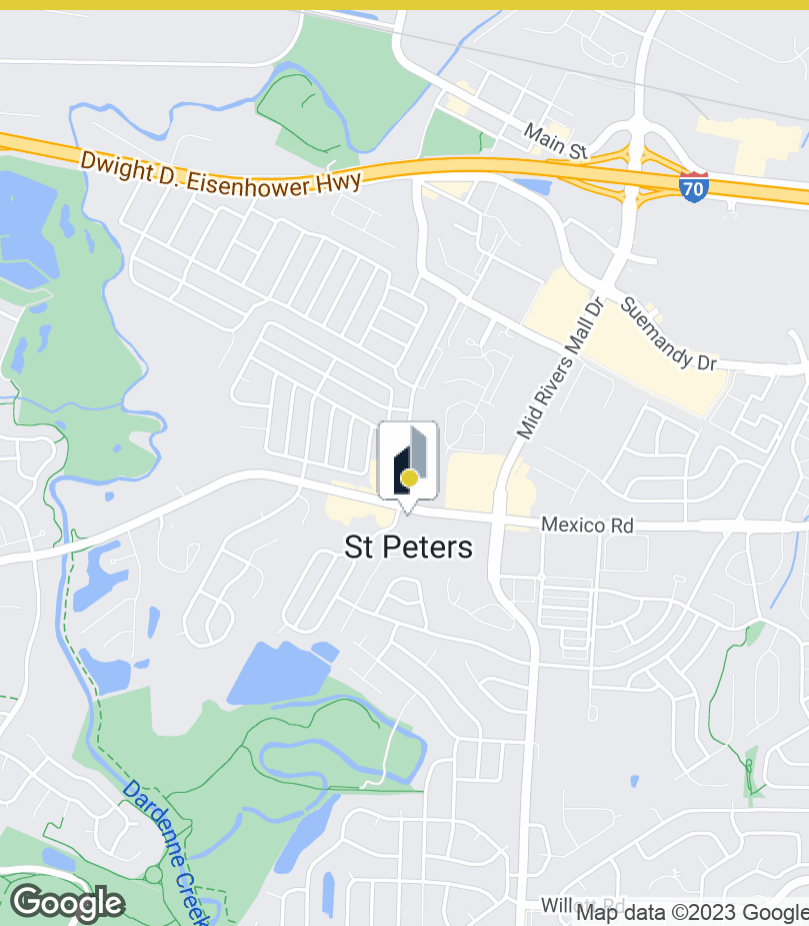


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For Sale:
Contact Broker for Pricing

For Lease:
\$20.00 SF/YR (NNN)



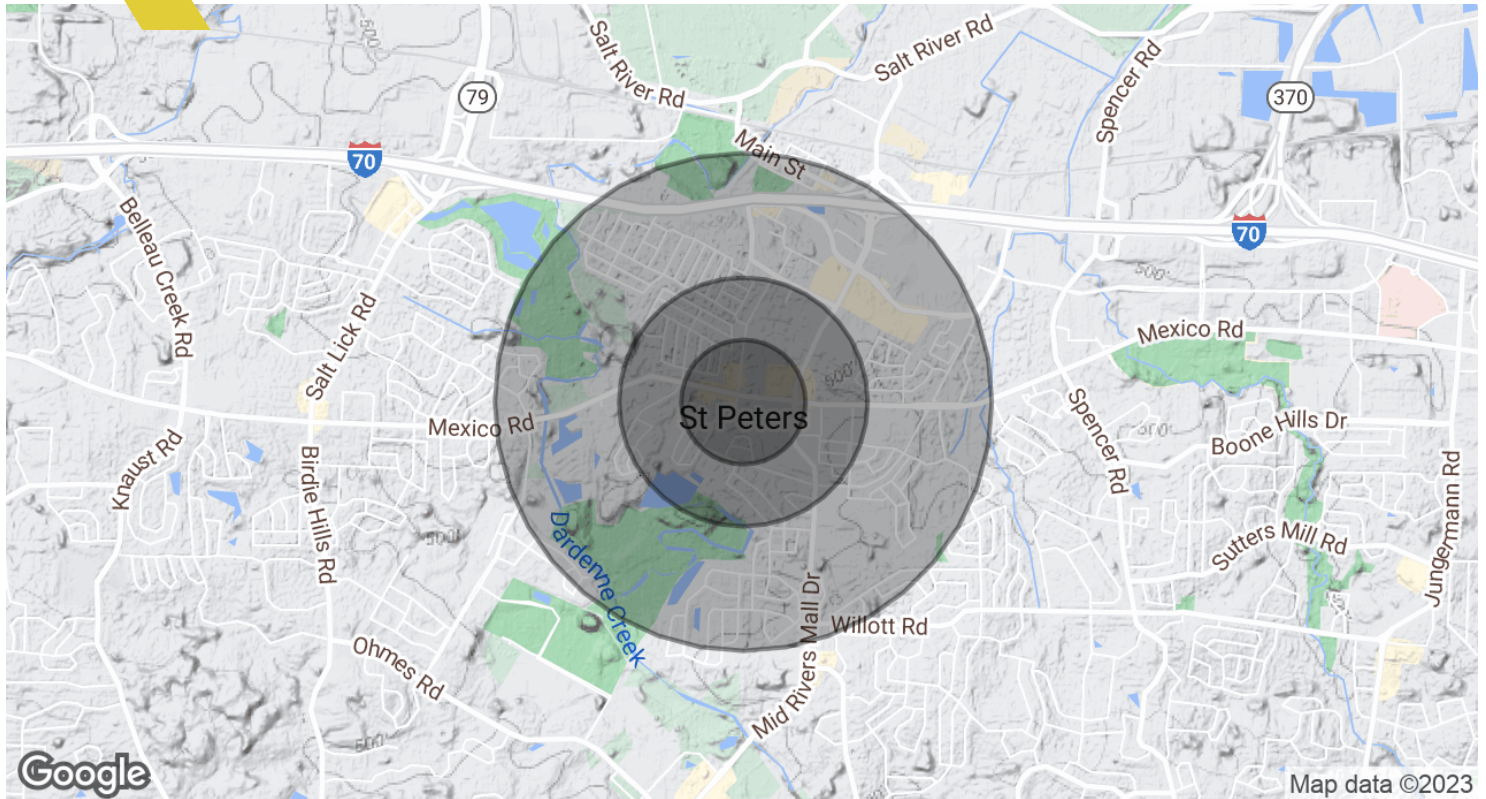
Property Highlights

- Freestanding Owner/User Retail Opportunity
- 3,100 SF Building on 0.54 acre lot
- Drive-through opportunity
- High Traffic Counts with 17,296 VPD at building
- 47,727 VPD located less than 0.25 miles away at Mexico Road and Mid Rivers Mall Drive
- Close proximity to Schnucks, Starbucks, Walgreens, and more
- Located on a hard corner of Mexico and S Church Road
- Zoned C-3: General Commercial District

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	659	2,693	10,532
Average Age	36.2	36.4	37.6
Average Age (Male)	35.9	35.8	36.5
Average Age (Female)	37.9	38.0	39.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	249	1,042	4,149
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$81,965	\$81,689	\$83,689
Average House Value	\$164,559	\$163,087	\$173,484

* Demographic data derived from 2020 ACS - US Census



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Broker Contacts

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