



CENTRAL Realty

BROKERAGE ■ MANAGEMENT ■ CONSULTING

7330 Mexico Road



St. Peters, MO 63376

retail property for sale

Presented By

GREG PATTERSON

314.862.5557 x25

patterson@central-realty.com

CENTRAL REALTY, LLC

331 W. Thornton Avenue

St. Louis, MO 63119

314.862.5557

central-realty.com

St. Peters, MO 63376


CENTRAL
Realty

BROKERAGE • MANAGEMENT • CONSULTING

executive summary



PROPERTY SUMMARY

Sale Price:	\$295,000
\$/SF:	\$203.00
Lot Size:	0.49 Acres
Building Size:	1,453 SF
Zoning:	C-1
Cross Streets:	Mexico Rd. & S. Church St.

PROPERTY OVERVIEW

We are pleased to bring to market this freestanding office building with frontage to one of St. Peters' main retail corridors. The 1,453 SF space features a reception area, three individual offices, kitchen, bathroom, and a separate, built out storage area with parking in front and a larger parking lot in the rear.

LOCATION OVERVIEW

Located one block to the east of the intersection of Mid Rivers Mall Drive and Mexico Road in St. Peters, Missouri with an average annual traffic count at 17,700+(MODOT 2022). The property has quick access to multiple restaurants and retail stores to include Mid Rivers Mall for convenient personal and business meeting/gathering locations.

GREG PATTERSON

314.862.5557 x25
 patterson@central-realty.com

St. Peters, MO 63376

additional photos



GREG PATTERSON
314.862.5557 x25
pattersong@central-realty.com

St. Peters, MO 63376

location map



CENTRAL
Realty

BROKERAGE • MANAGEMENT • CONSULTING



GREG PATTERSON

314.862.5557 x25

pattersong@central-realty.com

St. Peters, MO 63376

demographics map & report

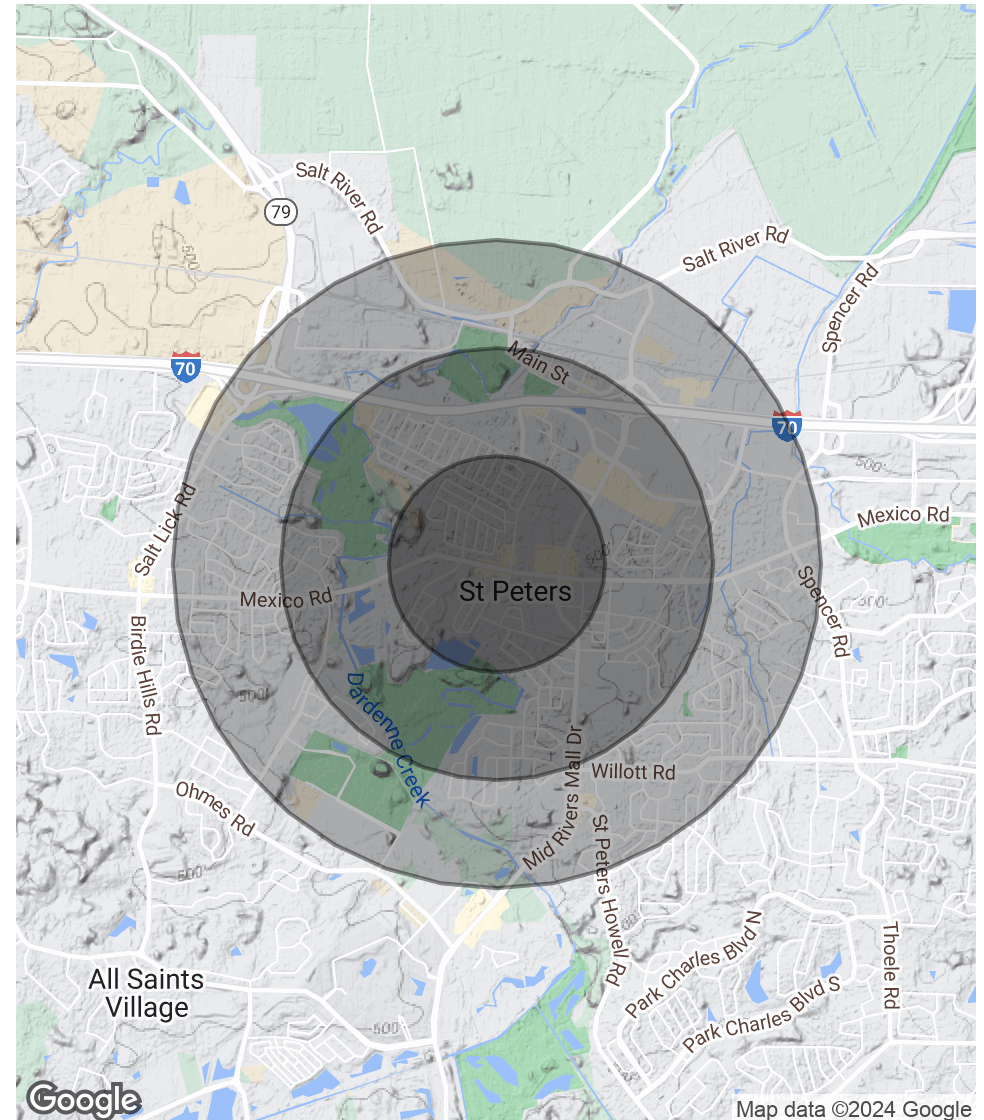
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,661	10,099	20,596
Average Age	36.3	37.5	38.4
Average Age (Male)	36.2	36.2	37.2
Average Age (Female)	37.5	39.3	39.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,029	3,977	8,022
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$80,293	\$83,224	\$85,683
Average House Value	\$159,530	\$172,909	\$186,872

2020 American Community Survey (ACS)

**GREG PATTERSON**
 314.862.5557 x25
 pattersong@central-realty.com