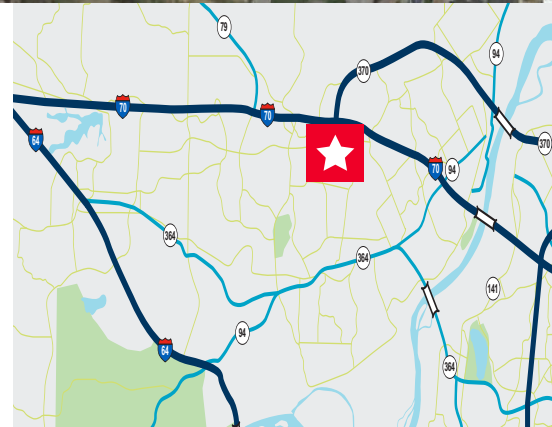


St. Peters Centre, Lot 3
First Executive Avenue, St. Peters, MO 63376

Property Highlights

- 1.74 Acre Developed, Platted Lot
- Great Access to both I-70 and Highway 370
- Excellent Proximity to Amenities: Restaurants, Hotels, Mid Rivers Mall, and More
- Zoned Special District (SD-RC) in City of St. Peters
 - Permitted Uses: General Office, Banking Facilities, Day Care Centers, Medical Clinics, General Retail Sales, Restaurants, Bakeries, Coffee Shops, etc.
 - Special Use Permit Required: Research Laboratories, Light Manufacturing, Therapeutic Massage Establishments, Hospitals, Funeral Homes, Nursing Homes, Firearm Sales and Repair, etc.
- Water and Sewer On Site
- Less Than 1/4 Mile from BJC St. Peters Health Center
- 2017 Real Estate Taxes: \$17 (Based on Current Agricultural Use)
- **Sale Price: \$511,612.20 (\$6.75/SF)**

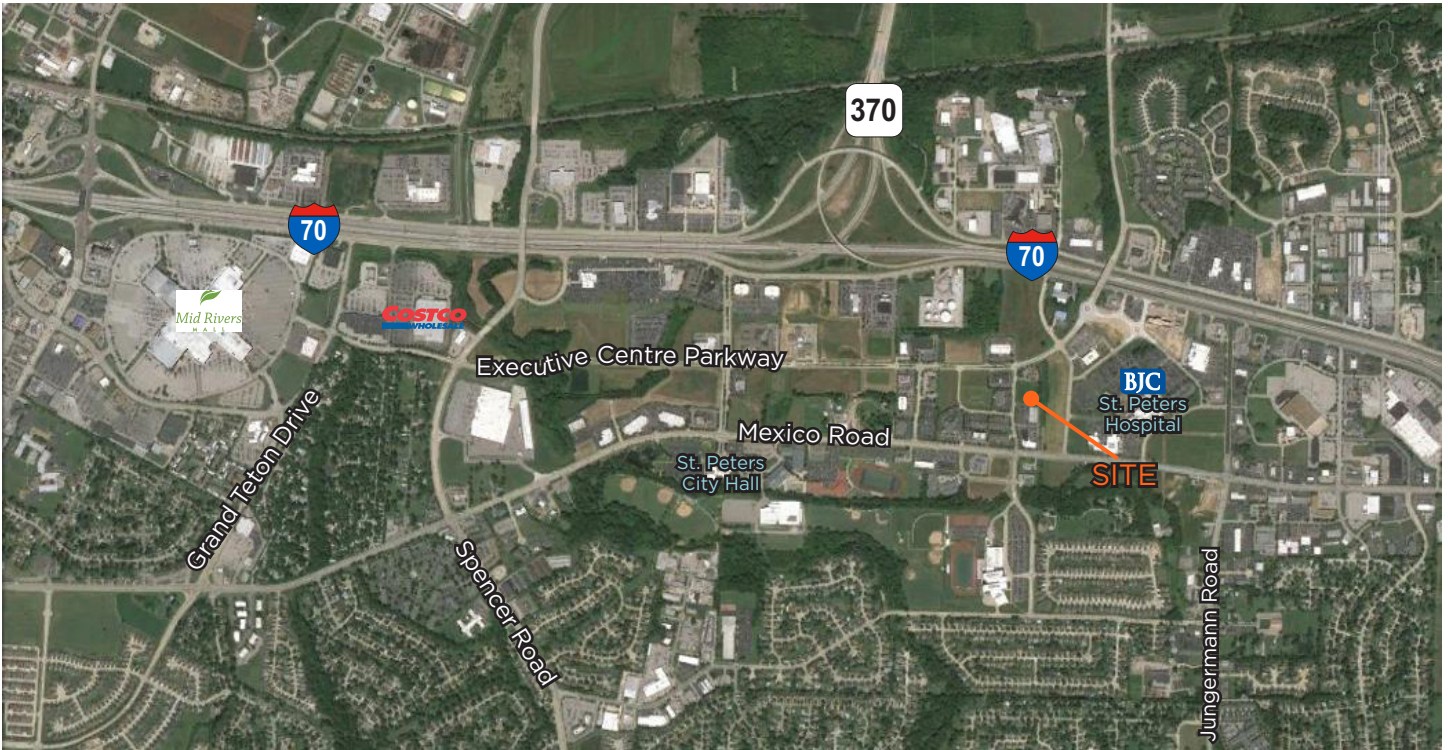


Keith Schneider
Senior Vice President
+1 314 520 2747
keith.schneider@cushwake.com

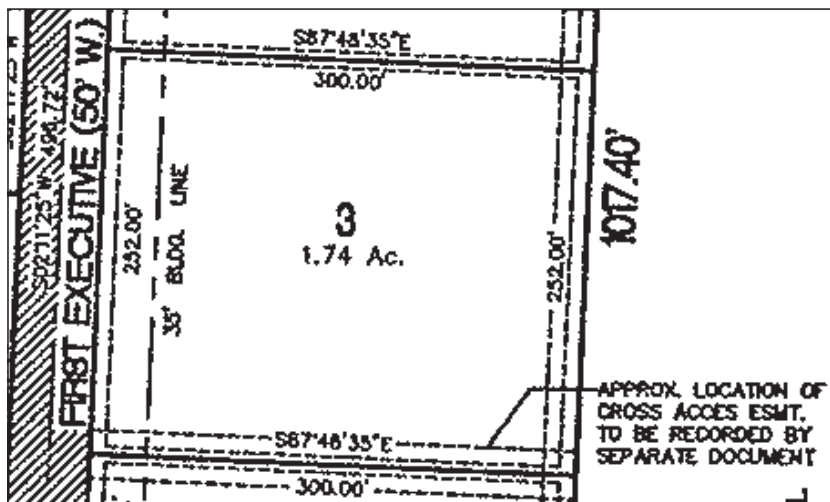
Joe Schneider
Associate
+1 636 578 6069
joe.schneider@cushwake.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
main +1 636 949 9797
fax +1 636 949 8955
cushmanwakefield.com

Aerial Map



Plat



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Demographic & Income Summary

	1 mile	3 miles
2016 Summary		
Population	6,280	67,058
Households	2,571	26,833
Families	1,801	18,192
Average Household Size	2.44	2.49
Owner Occupied Housing Units	2,007	20,357
Renter Occupied Housing Units	564	6,476
Median Age	40.5	39.8
Median Household Income	\$81,557	\$68,624
Average Household Income	\$95,553	\$82,244

2016 Households by Income	1 mile		3 miles	
	Number	Percent	Number	Percent
<\$15,000	110	4.3%	1,389	5.2%
\$15,000 - \$24,999	76	3.0%	1,778	6.6%
\$25,000 - \$34,999	191	7.4%	2,255	8.4%
\$35,000 - \$49,999	250	9.7%	3,635	13.5%
\$50,000 - \$74,999	461	17.9%	5,378	20.0%
\$75,000 - \$99,999	575	22.4%	4,883	18.2%
\$100,000 - \$149,999	564	21.9%	4,882	18.2%
\$150,000 - \$199,999	202	7.9%	1,681	6.3%
\$200,000+	142	5.5%	952	3.5%
Median Household Income	\$81,557		\$68,624	
Average Household Income	\$95,553		\$82,244	
Per Capita Income	\$36,984		\$33,150	

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