



management
development
sales/leasing

CONTACT US
(314) 580-4095

www ldc-properties.com

STEVEN CARRICO
steven@ldc-properties.com

DAN EICHELBERGER
dan@ldc-properties.com

Mexico Rd. 1 Block East of Cave Springs Blvd.

St. Peters, MO 63376

For Lease:

**1,400 - 7,420 SF Negotiable
Ground Lease or BTS Available**



Demographics

	1 Mile	3 Mile	5 Mile
Population	7,913	70,975	170,113
Med HH Income	\$76,726	\$70,4712	\$70,482



management
development
sales/leasing

CONTACT US
(314) 580-4095

www ldc-properties.com

STEVEN CARRICO
steven@ldc-properties.com

DAN EICHELBERGER
dan@ldc-properties.com

Mexico Rd. 1 Block East of Cave Springs Blvd.

St. Peters, MO 63376

For Lease:

**1,400 - 7,420 SF Negotiable
Ground Lease or BTS Available**



PROPERTY DETAILS

- Planned Development exp. Spring 2018
- New Construction With Flexible Site Plan
- Varied Availability In-line/Standalone up to 10,000SF
- Incorporate Prototype Facade Branding
- HUGE Parking Fields With Multiple Access Points
- Optional Out Lot Ground Lease/BTS
- T.I. Available
- Drive Through/Outside Seating Planned

LOCATION HIGHLIGHTS

- Highly Visible Location On Mexico Rd. +30k VPD
- Main Retail Corridor Near Large Residential Population Centers
- Share Mexico Rd. Traffic With A Diverse Blend Of National Retailers
- St. Charles County - One Of The Fastest Growing Counties In The U.S.
- St. Peters Listed In Money Magazine's Top 100 Places
- 10th Largest City In The State With Higher Than Avg Median HH Income
- Primary Road With Easy Access To Interstates Hwy 94, 370, 364, I-70, I-270,