

1,200 - 12,760 SF RETAIL SPACES FOR LEASE IN ST. PETERS

3603-3651 N. ST PETERS PARKWAY | ST. PETERS, MO 63376



RETAIL BAYS

LEASE RATE: \$12.50 PSF NNN

- ▶ 1,200 - 12,760 SF Retail Available
- ▶ Club Fitness-anchored shopping center
- ▶ Located at the intersection of St Peters Pkwy and Jungermann Road
- ▶ Excellent St. Peters location within close proximity to Schnuck's, Walmart, new Fresh Thyme and adjacent to CVS
- ▶ Retail bays and endcap restaurant space available
- ▶ Abundant parking
- ▶ Dense surrounding residential neighborhoods
- ▶ Excellent and convenient access to Page Extension 364, Hwy 94, I-70 and I-64/40



RESTAURANT SPACE

For additional information, please contact:

BO KEEFER
bkeef@hutkin.com
314.973.1242 (c)

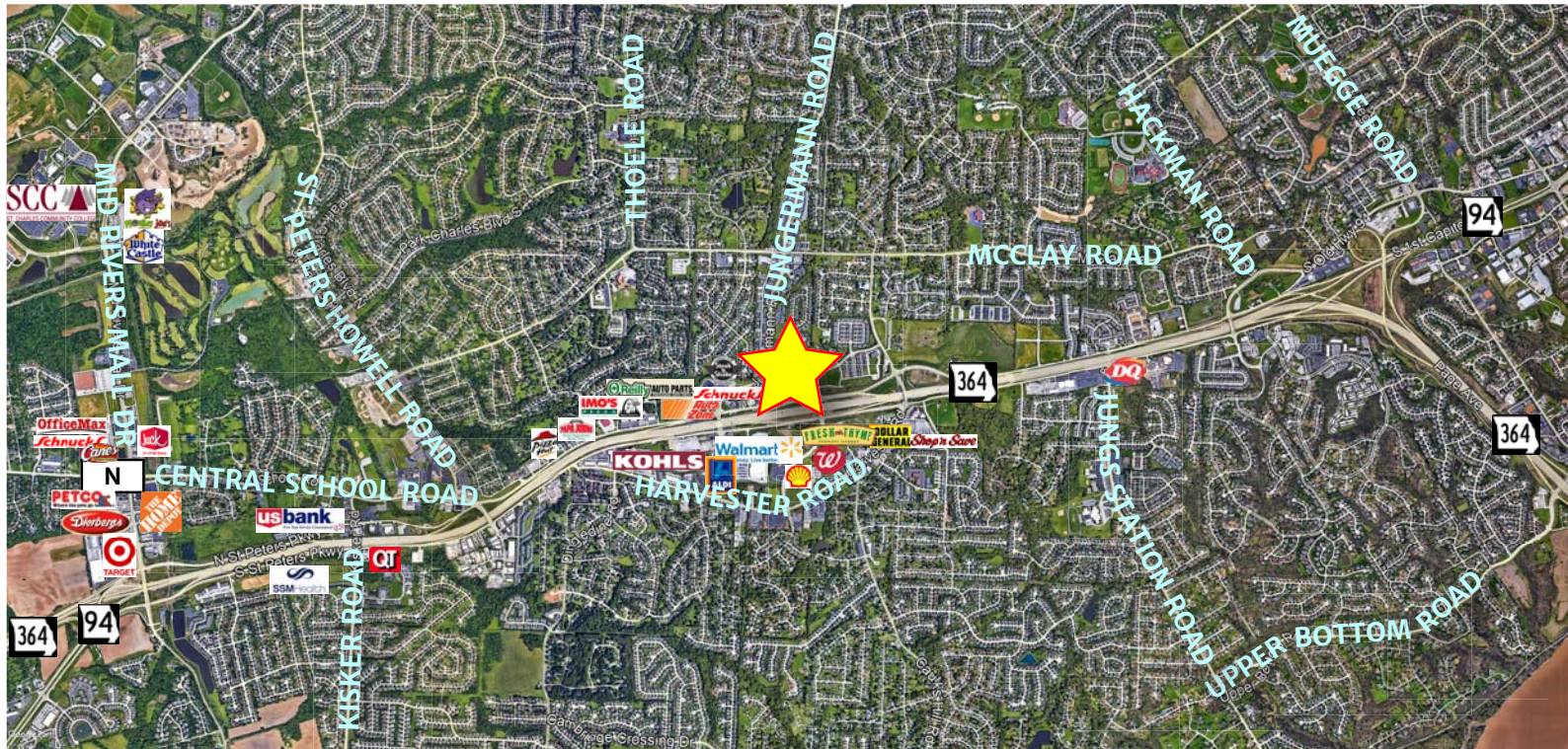
TONY GIARRATANO
tony@hutkin.com
314.276.2352 (c)

HUTKIN
DEVELOPMENT COMPANY

10829 OLIVE BOULEVARD, SUITE 200
ST. LOUIS, MISSOURI 63141
314.872.9140 PHONE
314.872.9001 FAX
WWW.HUTKIN.COM

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:: ABOUT ST. PETERS ::

- ▶ St. Peters rated one of the Top 100 Best Places to Live in America, by *Money Magazine*
- ▶ Retail service area encompasses an estimated 30-mile radius
- ▶ Nearly 2,300 licensed businesses with approximately 27,500 employees
- ▶ Nationally recognized local health care provider Barnes-Jewish St. Peters Hospital
- ▶ Top-ranked Francis Howell School District with an 18,000 student enrollment

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	11,049	91,515	166,991
NO. OF HH:	4,403	34,447	64,727
AVG. HH INCOME:	\$84,743	\$95,866	\$89,957

ANNUAL AVERAGE DAILY TRAFFIC

MO-364 (Page Ave Extension):	78,686
Jungerman Road @ N. St Peters Pkwy:	16,699

