

Former Freddy's Frozen Custard & Steakburgers

Saint Peters, MO 63376



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Activity ID #ZAH0010183

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..... 1365 JUNGEMANN RD

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SAVERIN, DAVID

Missouri

(314) 889-2555

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1365 JUNGEMANN RD

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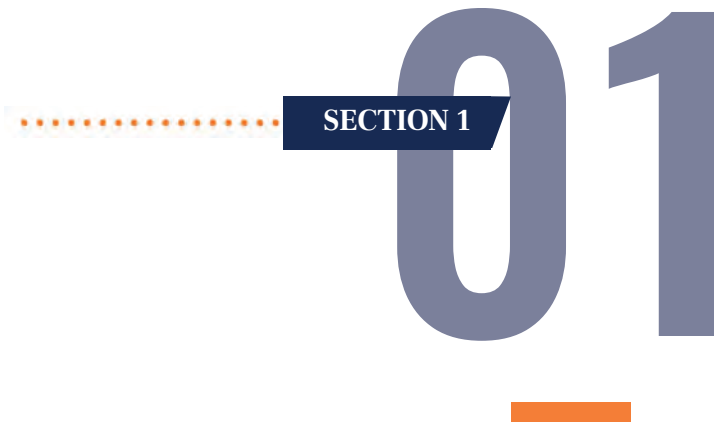
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MARKET OVERVIEW


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SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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| OFFERING SUMMARY

1365 JUNGEMANN RD
SAINT PETERS, MO

ADDRESS

\$1,400,000
PRICE

3,328 SF
BUILDING SIZE

\$420.67
BUILDING PRICE/SF

1.13 ACRES
LOT SIZE

\$28.44
LAND PRICE/SF

1998/2013
YEAR BUILT/REMODELED

3-0010-8096-00-004-
0000000
APN

C-3
ZONING



FORMER FREDDY'S FROZEN CUSTARD & STEAKBURGERS

1365 Jungermann Rd, St. Peters, MO 63376

INVESTMENT OVERVIEW

The subject property located at 1365 Jungermann Road in St Peters, Missouri was newly constructed in 1998 and features a 3,328 +/- square foot restaurant building with Drive Thru window situated on 1.13 +/- acres of land offering abundant on-site parking spaces of 57 (10 per 1,000 sq. ft.). The large kitchen features three hoods, walk-in refrigerator, walk-in freezer with 3 Phase/800 Amp Power. The dining room offers seating capacity of 90+ people with both a men's and women's private restroom.

The Property is zoned C-3 Commercial and accommodates multiple other conforming uses such as Restaurants, Banks, Credit Unions and Healthcare. The previous Tenant, Freddy's Frozen Custard & Steakburgers performed an extensive remodel to the building in 2013 for their needs and operated it until February 2026.

National chains in the surrounding area include Walgreens, Advance Auto Parts, QuikTrip, Burger King, Steak N Shake, Taco Bell, Auto Zone, CVS and Schnucks Market.

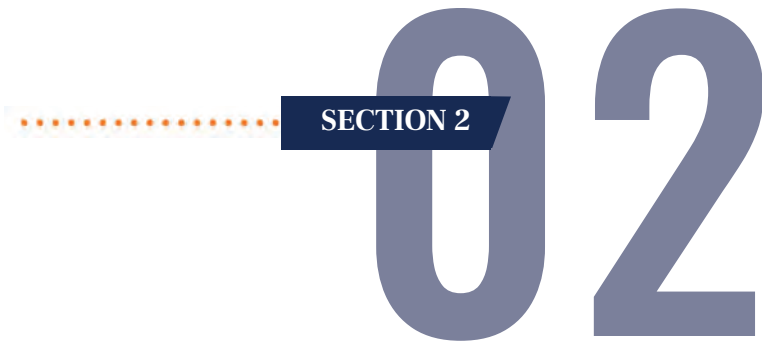
The Property is located in Saint Peters, MO an established bedroom community in St Charles County (St. Louis, Missouri MSA). The 3 mile population is 93,032 with 36,374 households reflecting average annual household income of \$118,232. This property offers excellent frontage onto Jungermann Road, with a reported 23,874 daily car count close to the signalized intersection of McClay and Jungermann Road, a main retail corridor that connects to I-70 and 364 (aka Page Extension) Highway.

St. Peters has a reported city population of 61,400 making it the tenth-largest city in Missouri. It is home to St. Charles Community College, University of Missouri Extension, Lindenwood University and Art Institute of St. Louis.

The subject property offers the opportunity for a restaurant operator to own their own real estate or an "add value" investor who wants to lease the property to another retailer.

INVESTMENT HIGHLIGHTS

- Ideal Owner/User Opportunity
- Existing dining room fixtures and kitchen equipment are included in the sale
- Current zoning is C-3 that allows for multiple commercial uses
- Rare Opportunity to acquire freestanding building with Drive Thru in St Peters, MP
- Property priced at \$28.44/sq. ft. for the improved land and building



SECTION 2



PROPERTY INFORMATION

Aerial Photo
Retail Map
Regional Map
Interior Dining Photos
Interior Kitchen Photos

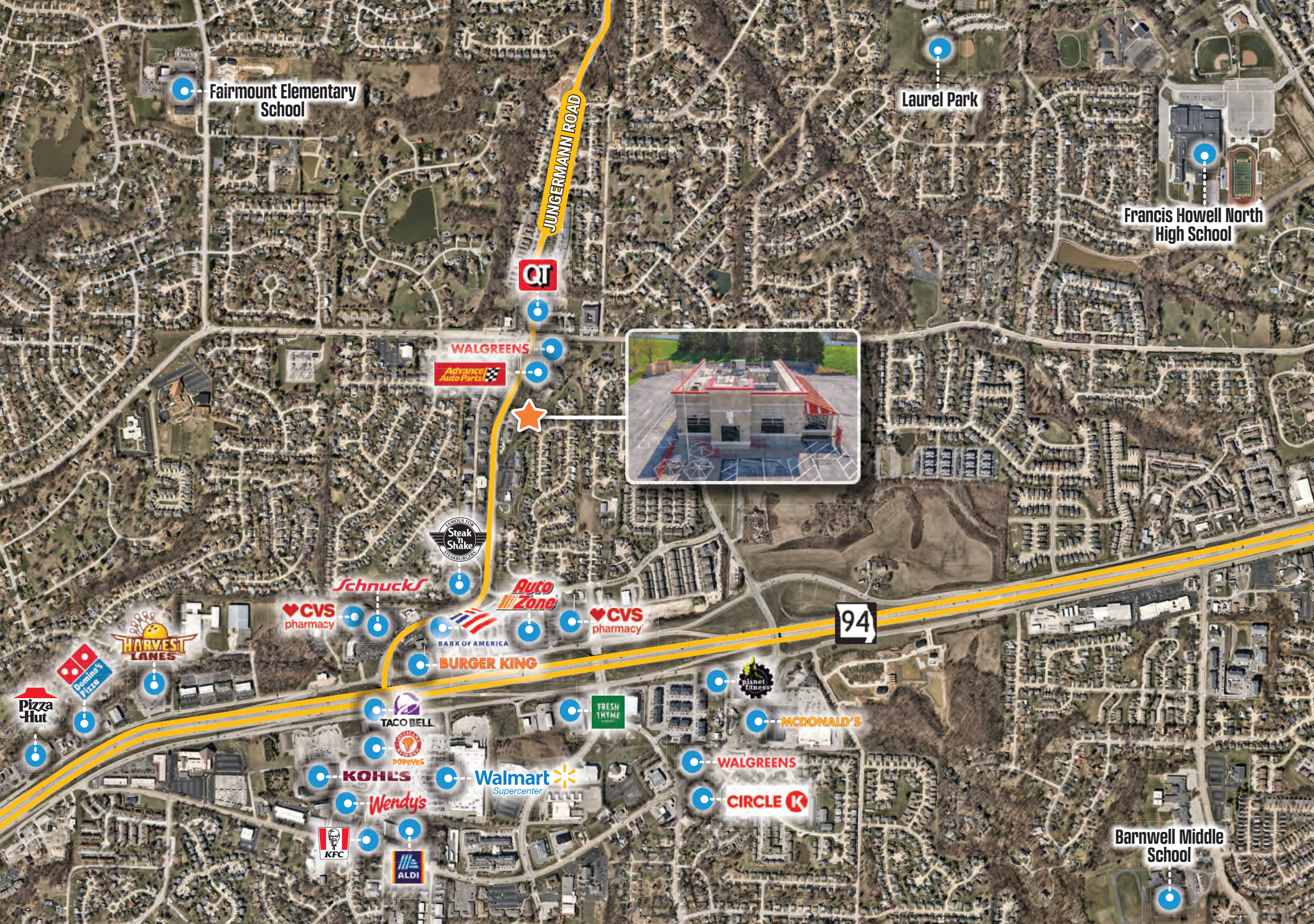
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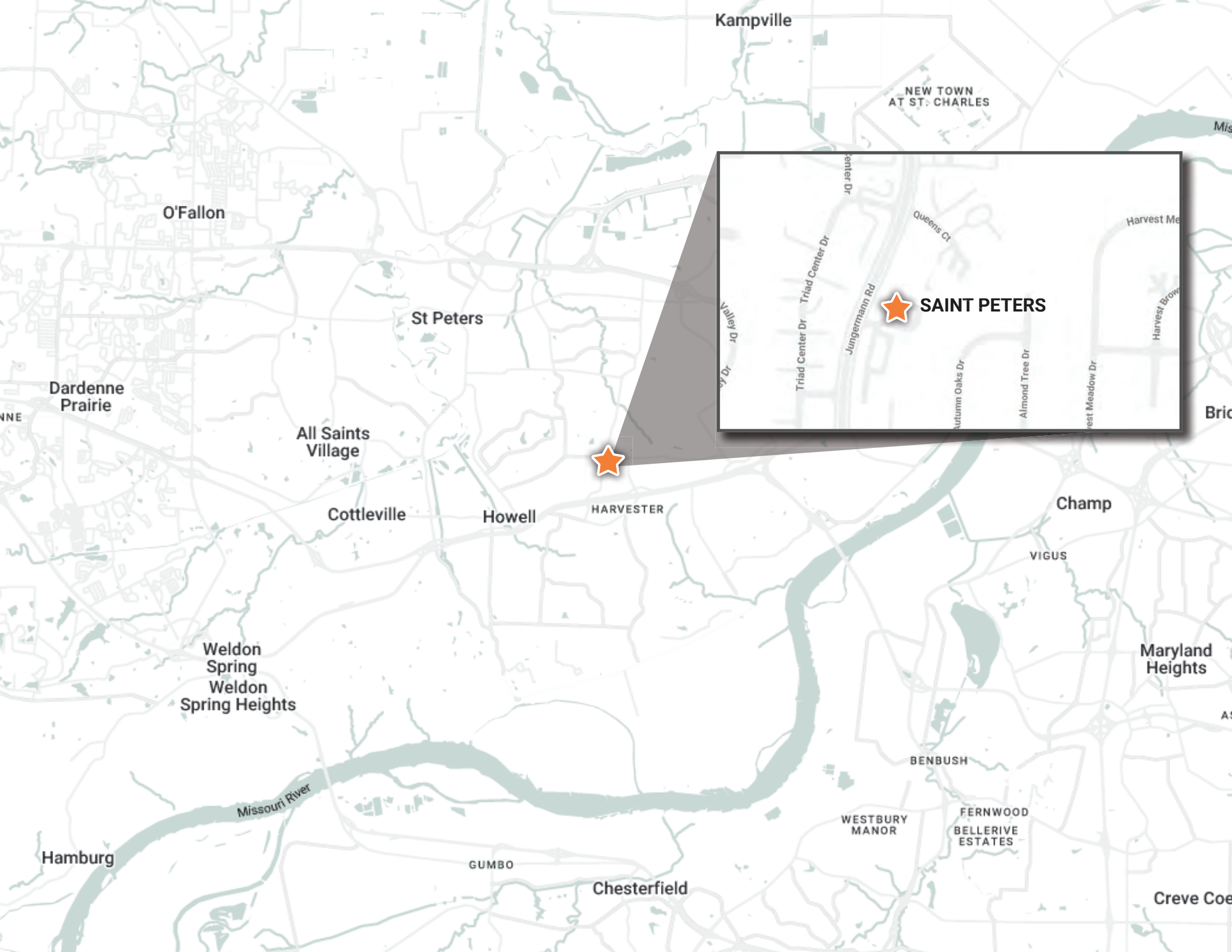


SUBJECT
PROPERTY

JUNGERMANN ROAD



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: Google Maps, Near Maps 2026



SAINT PETERS



FORMER FREDDY'S FROZEN CUSTARD & STEAKBURGERS

INTERIOR DINING PHOTO



FORMER FREDDY'S FROZEN CUSTARD & STEAKBURGERS

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INTERIOR DINING PHOTO



FORMER FREDDY'S FROZEN CUSTARD & STEAKBURGERS

INTERIOR KITCHEN PHOTO



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INTERIOR KITCHEN PHOTO



FORMER FREDDY'S FROZEN CUSTARD & STEAKBURGERS

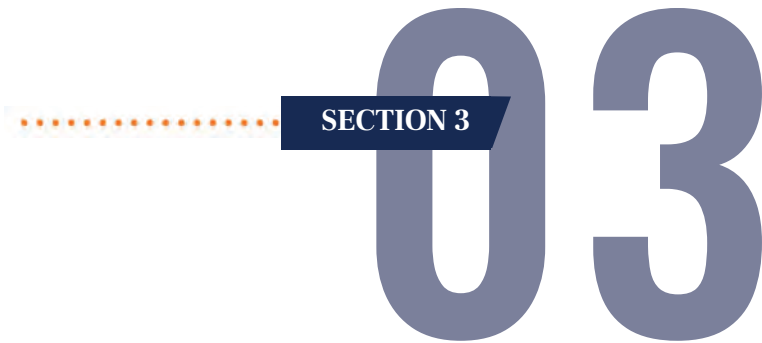
INTERIOR KITCHEN PHOTO



FORMER FREDDY'S FROZEN CUSTARD & STEAKBURGERS

INTERIOR KITCHEN PHOTO





SECTION 3



MARKET OVERVIEW

Market Overview
Demographics
Broker of Record

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ST. LOUIS, MISSOURI // MARKET OVERVIEW



Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun.

St. Louis is the most populous county with 987,000 people. The city of St. Louis contains around 282,000 citizens and is the only city in the metro with a population of more than 100,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2026. St. Louis is also home to the Federal Reserve Bank of St. Louis.

CENTRAL LOCATION

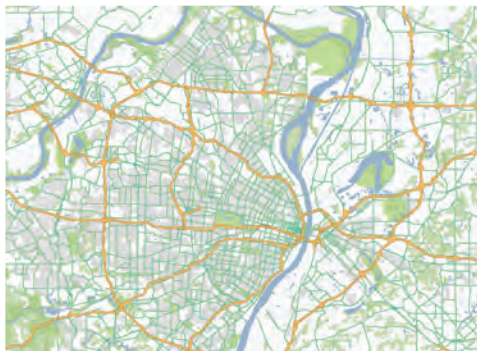
The central U.S. location and Mississippi River accessibility allow for fast access to markets, both domestically and internationally.

EXCELLENT TRANSPORTATION SYSTEM

The St. Louis metro has extensive freight, air and sea transportation systems, facilitating the shipping and distribution of goods worldwide. Additionally, the light rail system offers public transportation to the airport.

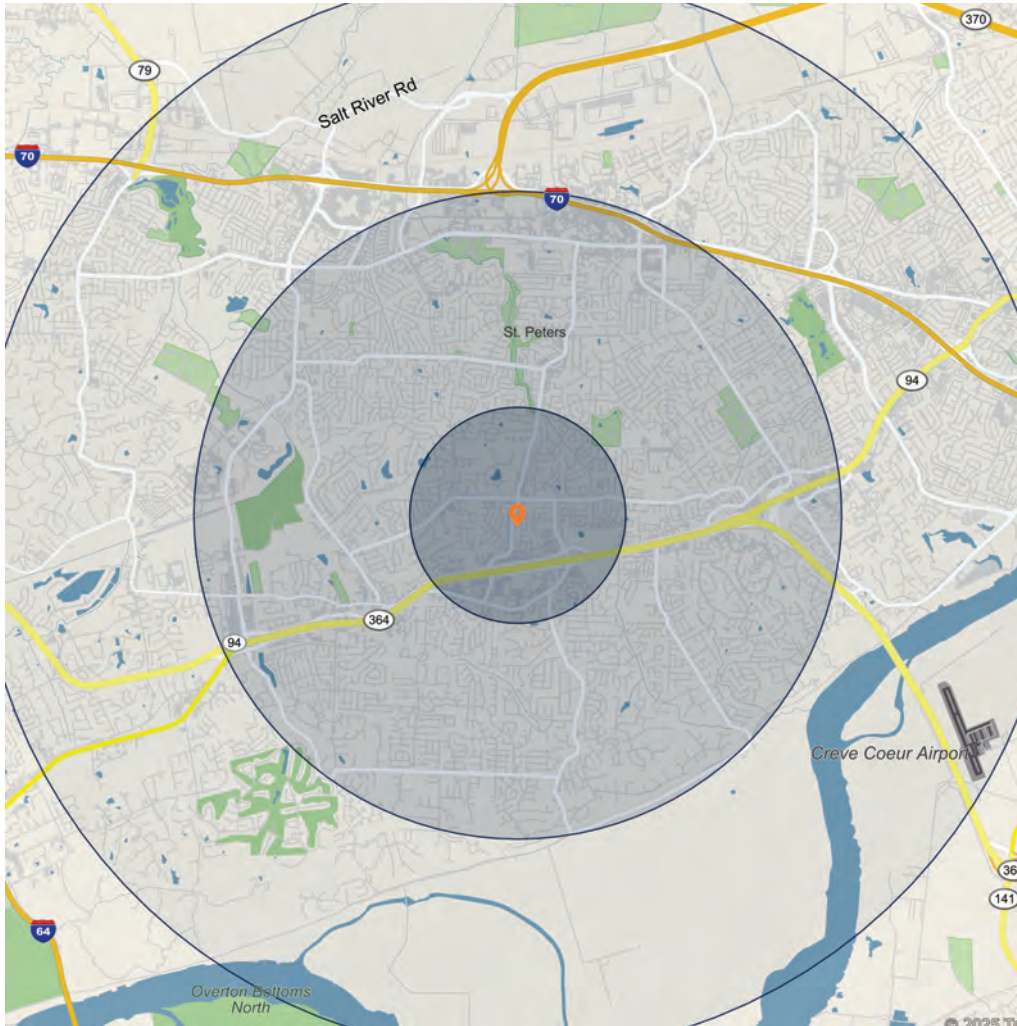
AFFORDABLE COST OF LIVING

A median home price around \$280,000 is substantially below other large markets in Midwestern states, as well as the overall U.S. average.



FORMER FREDDY'S FROZEN CUSTARD & STEAKBURGERS

DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2030 Projection	10,361	97,013	175,315
2025 Estimate	10,232	94,967	171,723
2020 Census	9,954	92,338	167,556
2010 Census	9,875	88,166	161,522

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
Average	\$119,779	\$130,873	\$128,639
Median	\$101,094	\$112,094	\$109,761
Per Capita	\$48,919	\$52,355	\$52,095

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2030 Projection	4,375	39,214	72,900
2025 Estimate	4,292	38,145	70,955
2020 Census	4,133	36,115	67,238
2010 Census	3,879	33,154	62,161

HOUSING

	1 Mile	3 Miles	5 Miles
Median Home Value	\$288,567	\$310,881	\$320,089

EMPLOYMENT

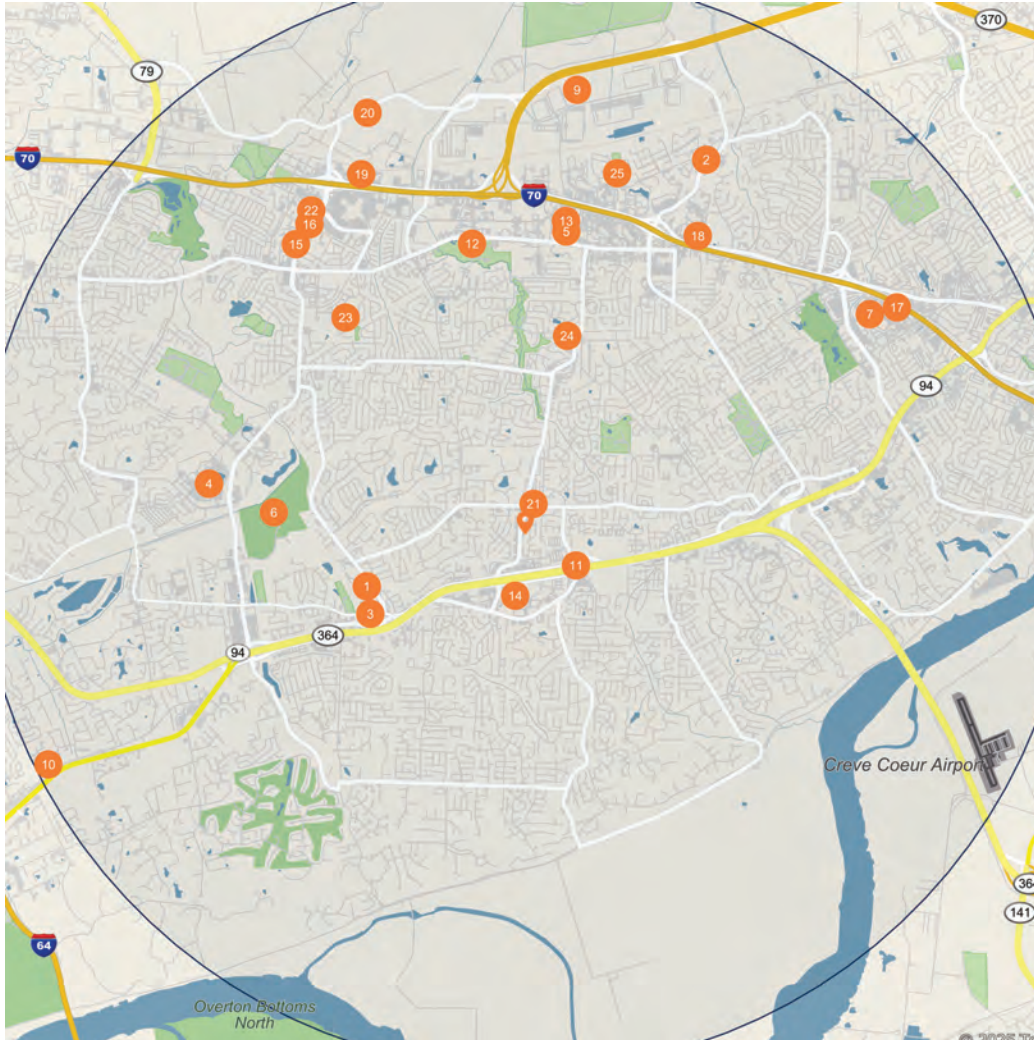
	1 Mile	3 Miles	5 Miles
2025 Daytime Population	6,529	68,062	143,004
2025 Unemployment	2.16%	2.40%	2.20%
Average Time Traveled (Minutes)	27	26	25

EDUCATIONAL ATTAINMENT

	1 Mile	3 Miles	5 Miles
High School Graduate (12)	1.01%	1.01%	1.11%
Some College (13-15)	29.95%	30.34%	31.16%
Associate Degree Only	18.23%	14.03%	13.76%
Bachelor's Degree Only	10.71%	9.17%	8.73%
Graduate Degree	37.06%	40.88%	40.55%

FORMER FREDDY'S FROZEN CUSTARD & STEAKBURGERS

DEMOGRAPHICS



Major Employers

Employees

1	Laidlaw Transit Services Inc-	2,978
2	Client Services Inc-	955
3	Francis Hwell Schl Dst Edctl F-Chartwells Food Service	873
4	St Chrls Cmnty Cllege Fndtio-Saint Chrls Cnty Cmnty Cllege	750
5	Barnes-Jwish St Pters Hosp Inc-	690
6	Hgc Old Hickory LLC-Old Hickory Golf Club	675
7	Walmart Inc-Walmart	606
8	St Charles Community College-	594
9	Saia Inc-	566
10	Francis Hwell Schl Dst Edctl F-Heritage Landing Alt Sch	537
11	Francis Hwell Schl Dst Edctl F-Early Childhood Fmly Educ Ctr	537
12	City of St Peters-	410
13	Genesis Ob-Gyn Inc-	327
14	Walmart Inc-Walmart	302
15	Nrrm LLC-Carshield	299
16	Christinas Foods LLC-McDonalds	298
17	Sams West Inc-Sams Club	297
18	Easter Seals Midwest-	294
19	Academy Sports & Outdoors Inc-	287
20	Saint Chrls Cnty Ambulance Dst-	280
21	Genesis Janitorial Svcs Inc-	276
22	Gmri Inc-Olive Garden	275
23	Everest Express LLC-	274
24	Veterinary Lake Services LLC-	268
25	Gateway Reg Yung MNS Chrstn As-Saint Charles County YMCA	244

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