

St. Peters, MO

3646 S. St. Peters Pkwy

For Sale or Build-to-Suit

1.85 AC Available in 8-Acre Development

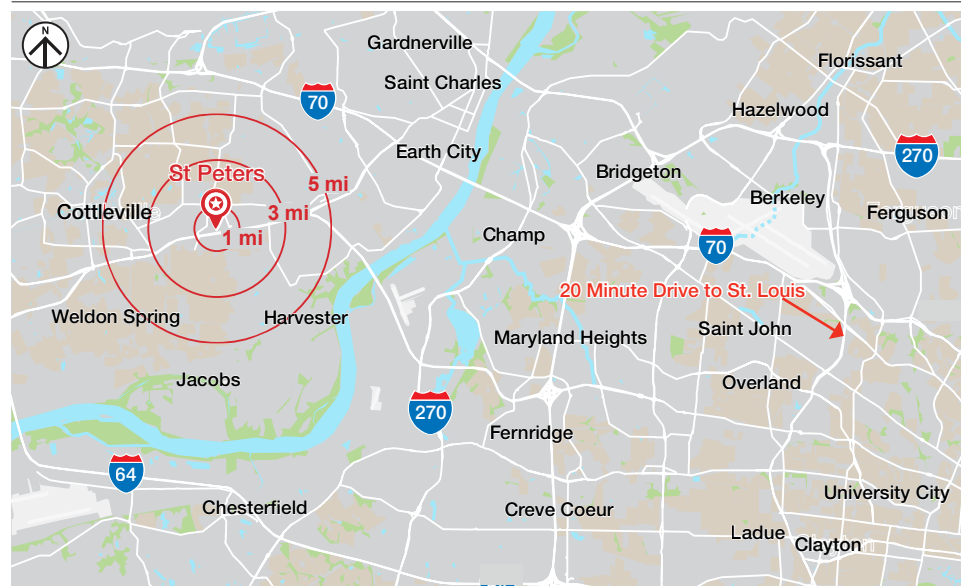
Flexible Build-to-Suit Site Plan Suitable for Restaurants, Multi-tenant, and Drive-thru



Property Features

- Full Access to Four-Way Interchange
- Located in center of retail corridor at signalized intersection
- Adjacent to:
 - Walmart**
 - DISCOUNT TIRE**
 - Heritage Dental Group
 - FRESH THYME MARKET**
- 20-minute drive to St. Louis
- 150K+ population within 10-minute drive time
- 91K+ population within a 3-mile radius
- 45' pylon signage and shared monument sign

Location Map



InSite

1400 16th Street
Suite 300
Oak Brook, IL 60523
Office: 630-617-9100
www.insiterealestate.com

Elizabeth Kostelny
Direct: 630-617-9123
ekostelny@insiterealestate.com

Conceptual Site Plan



Monument Signage



Pylon Signage



Demographic Data

	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	91,027	167,486	460,298
Average Household Income	\$98,562	\$94,279	\$107,134
Median Household Income	\$83,258	\$76,758	\$80,730