

For Sale

Land

449 S. Church St.
St. Peters, MO 63376



- 1.184 acre Site
- Car Wash and Quick Service Building on Site
- Signalized Access
- Two Curb-cuts
- Zoned C-2
- Gas and Car Wash Restricted
- Perfect for Redevelopment
- Utilities on Site
- **Reduced Sale Price: \$600,000-\$525,000**

Demographics

Traffic Counts

<u>Collection St.</u>	<u>Cross St.</u>	<u>VPD</u>
Mexico Rd.	East of S. Church St.	32,873
Mexico Rd.	East of Salt Lick Rd.	27,124
Mexico Rd.	East of Spencer Rd.	19,742
Mexico Rd.	East of Mid Rivers Mall Dr.	19,437

Population

1 mile - 10,075 3 mile - 64,262

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