



# 6940 MEXICO ROAD

SAINT PETERS, MO 63376

1.21 ACRES DEVELOPMENT SITE SURROUNDED BY DENSE  
RETAIL AND RESIDENTIAL

# 6940 MEXICO ROAD

## SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION




KYLE STEINER

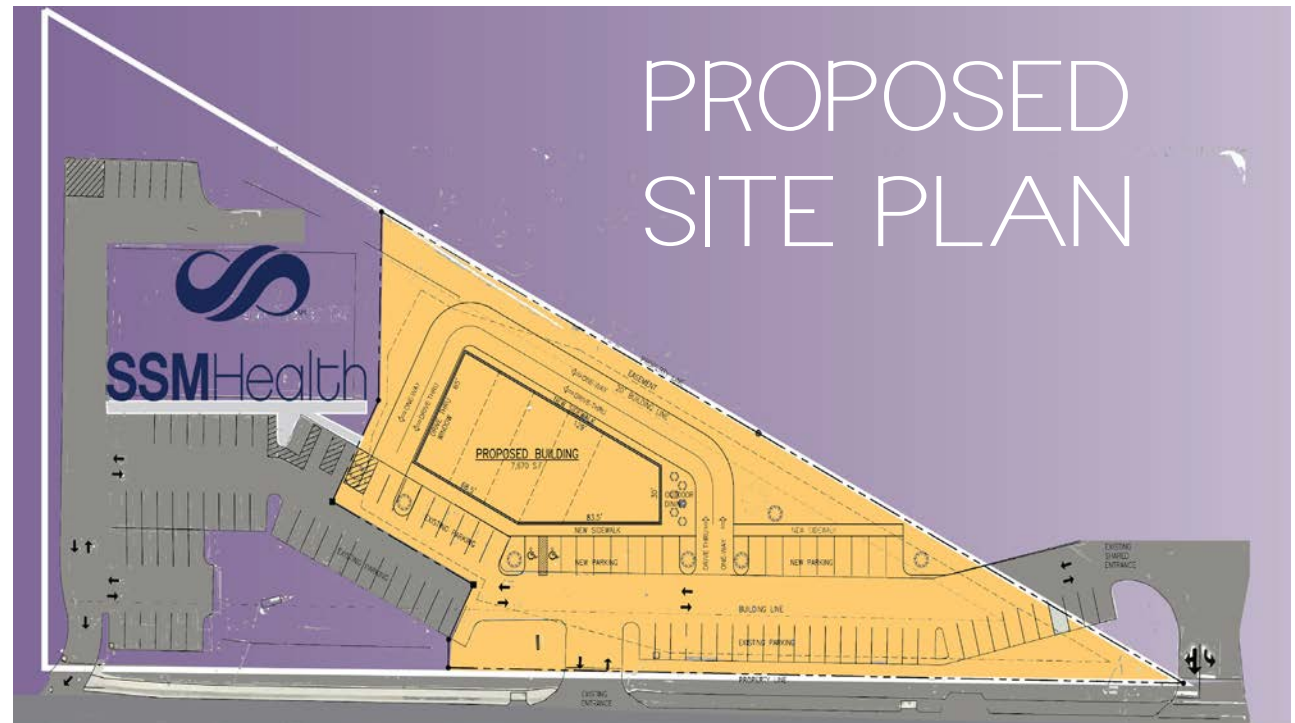
314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KYLE@L3CORP.NET

## POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
11,993	4,865	\$85,901
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
64,946	25,145	\$98,537
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
172,221	67,215	\$102,831



## VIEW & DOWNLOAD: DEMO REPORT

- WELL LOCATED DEVELOPMENT SITE AT SIGNALIZED INTERSECTION WITH DRIVE-THRU AVAILABLE
- APPROVED FOR 10,500 SF COMMERCIAL BUILDING
- 1.21 ACRE PARCEL WITH ALL UTILITIES PULLED TO THE SITE AND PARKING LOT IN PLACE (CAN ADD PARKS)
- SITE IS AVAILABLE FOR SALE, BUILD-TO-SUIT OR GROUND LEASE
- NEARLY 400 RESIDENTIAL UNITS RECENTLY ADDED DIRECTLY ACROSS FROM SITE
- LOCATION IDEALLY SUITED FOR AUTO, MEDICAL, BANKING AND OTHER TRADITIONAL RETAIL USES



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## ZOOM AERIAL

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## MARKET AERIAL

PLEASE CONTACT: L<sup>3</sup> CORPORATION  
 KYLE STEINER  
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 KYLE@L3CORP.NET



**SITE**

**MID RIVERS MALL**  
 CBL ASSOCIATES PROPERTIES INC.  
 1,268,514 SF GLA  
 SALES \$355 PSF

**CLARENDALE OF ST. PETERS**  
 200 RESIDENT UNITS  
 16 VILLAS

**THE STATION AT ST. PETERS**  
 180 UNIT MULTI-FAMILY DEVELOPMENT

**VILLAGE POINT**  
 57 HOMES