



First 6 Months
Rent Free on a
3+ Year Term!



596 JUNGERMANN ROAD

ST PETERS, MO 63376

1,400 SQUARE FEET AVAILABLE IN
WALMART NEIGHBORHOOD MARKET SHADOW ANCHORED CENTER

596 JUNGERMANN ROAD

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION




REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET

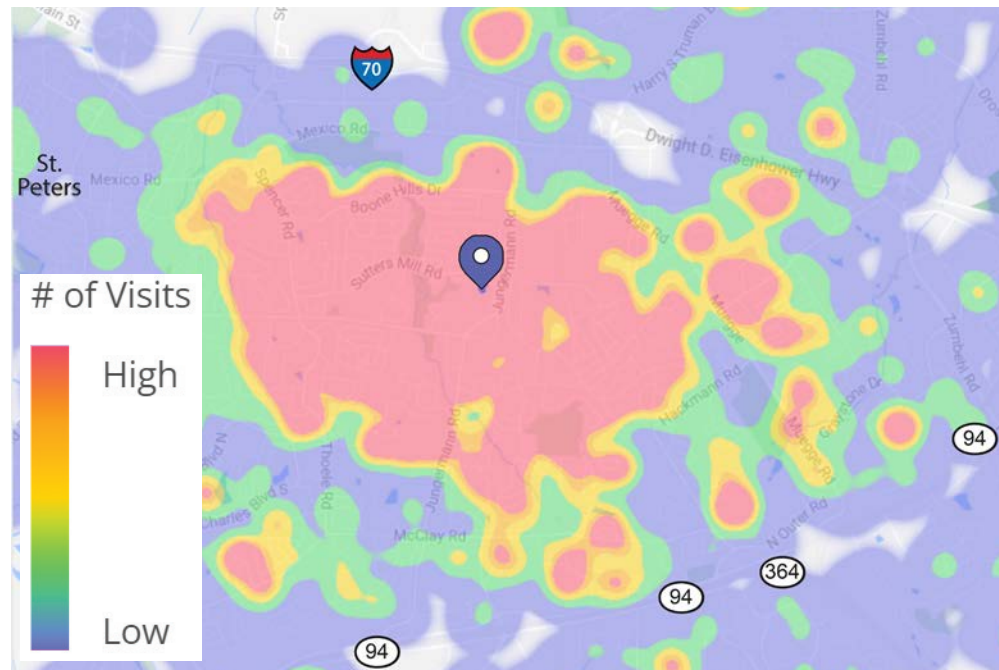
POPULATION ANALYSIS

POPULATION	1 MILE	3 MILES	5 MILES
	14,425	88,962	183,260
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	5,515	35,607	71,021
AVG HH INCOME	1 MILE	3 MILES	5 MILES
	\$101,470	\$98,969	\$101,439



WALMART NEIGHBORHOOD MARKET HAS 590.6K VISITORS PER YEAR

HEAT MAP • PER PLACER.AI



VIEW & DOWNLOAD:

DEMO REPORT



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

596 JUNGERMANN ROAD

SUITE 627

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- 1,400 SF Available
- Highly Trafficked and Lighted Intersection
- Shadow Anchored by Walmart Neighborhood Market
- Co-Tenants include Cecil Whitaker's Pizza, Stumpy's BBQ, Golden Chicken, Benefit Meals & Zeeke Smoke Shop
- Monument Signage Available Facing Jungermann Road on a First Come First Serve Basis

596 JUNGERMANN ROAD

MARKET AERIAL

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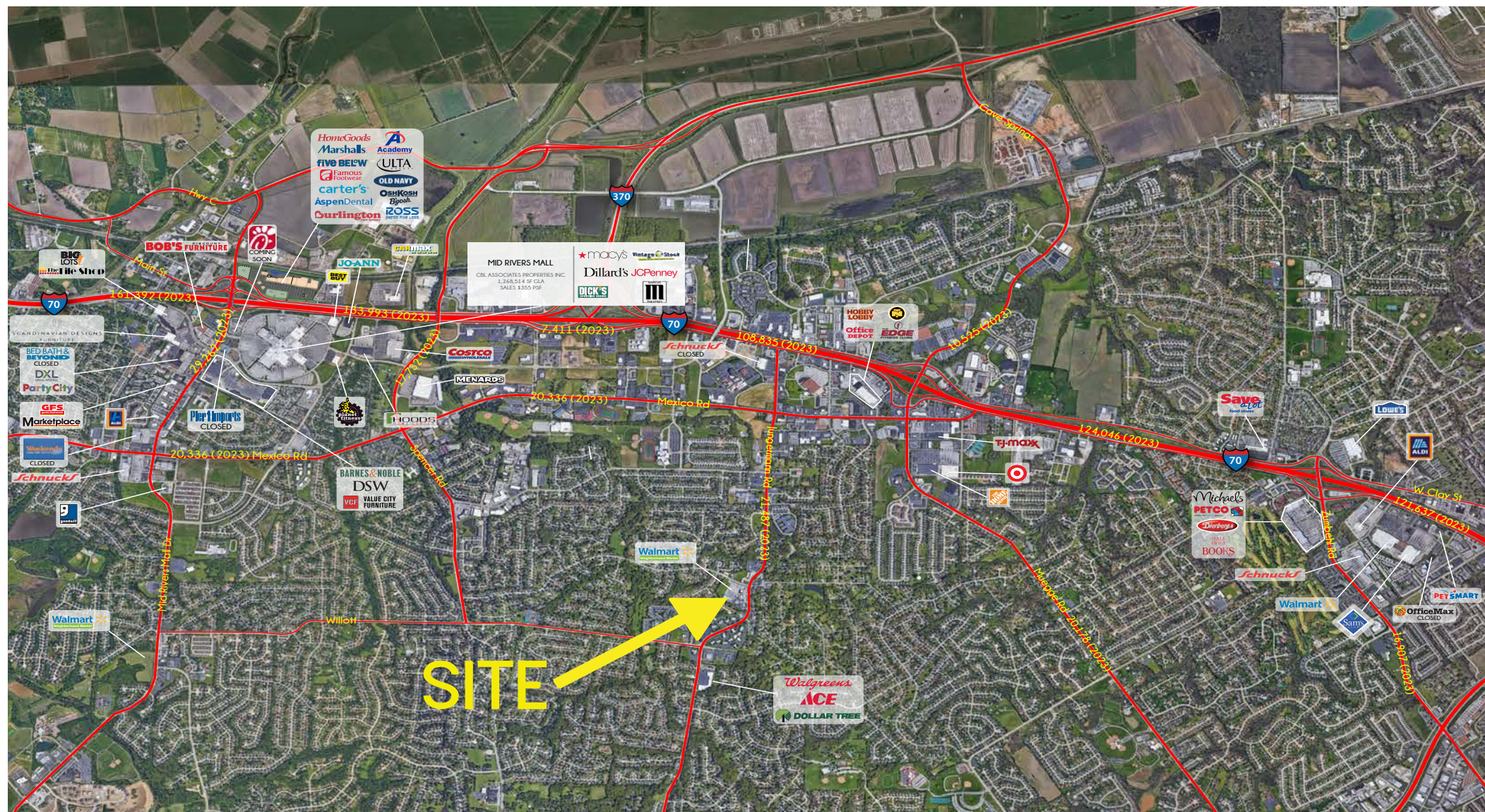
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