

## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

12,770 | 65,858 | 168,802



### Daytime Population

10,054 | 47,204 | 104,305



### Median Household Income

\$83,339 | \$98,509 | \$103,814

# LAND FOR SALE OR GROUND LEASE

Country Hill Plaza

6710 Mexico Road | St. Peters, Missouri 63376

0.70 Acres | For Sale or Ground Lease | Call For Details

## PROPERTY DETAILS

Up to 0.70 acres available for sale or ground lease

Strong visibility & access at lighted intersection

Drive-thru lane approved

Mexico Road - 19,604 VPD

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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

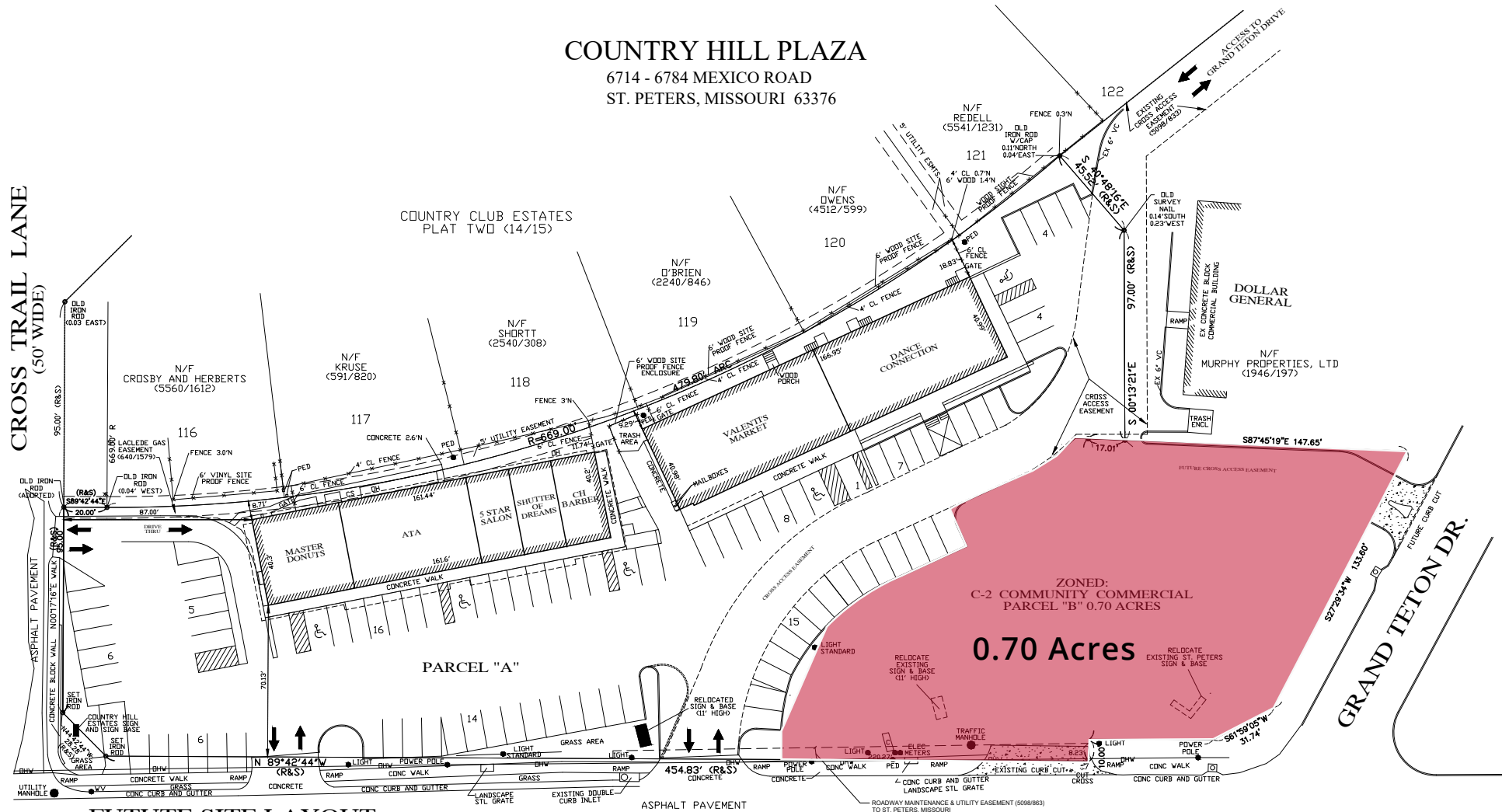






# Conceptual Site Plan

COUNTRY HILL PLAZA  
6714 - 6784 MEXICO ROAD  
ST. PETERS, MISSOURI 63376



**FUTURE SITE LAYOUT**

SCALE: 1" = 20'-0"

2.25 ACRES (APPROXIMATE TOTAL DEEDED)  
PARCEL "A" 1.55 ACRES- SHOPPING CENTER  
PARCEL "B" 0.70 ACRES- OUTLOT  
  
16,000 SQUARE FEET RETAIL CENTER  
86 PARKING SPACES (5.38/1000 SF)  
ZONED C-2 COMMERCIAL

JOE A. DALE, NCARB     ARCHITECT     11/04/25

**MEXICO ROAD  
(VARIABLE WIDTH)**

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