

RETAIL PROPERTY FOR LEASE

# 5885 Suemandy - Former Steak N Shake

5885 SUEMANDY, SAINT PETERS, MO 63376



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*Presented By:*

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	3,698 SF
Lease Rate:	\$24.00 SF/yr (NNN)
Lot Size:	1.13 Acres
Year Built:	1994
Building Size:	3,698
Zoning:	Commercial
Municipality:	Saint Peters
Submarket:	Saint Charles County
Traffic Count:	33,557

## PROPERTY OVERVIEW

Former Steak N Shake located near the busy intersection of Suemandy and Mid Rivers Mall Drive in St. Peters, Missouri. Featuring a drive-thru, ample parking and strong visibility, this property offers an excellent opportunity for regional exposure in a highly trafficked area. Easily accessible from I-70 and adjacent to Mid Rivers Mall.

## LOCATION OVERVIEW

The City of St. Peter's is located in St. Charles County, to the northeast of St. Louis County. St. Peters is home to 56,000 residents and over 2,500 businesses that provide 27,500-plus jobs.

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## PROPERTY DETAILS

### LEASE RATE

**\$24.00 SF/YR**

#### LOCATION INFORMATION

Building Name	5885 Suemandy - Former Steak N Shake
Street Address	5885 Suemandy
City, State, Zip	Saint Peters, MO 63376
County/Township	Saint Charles
Municipality	Saint Peters
Submarket	Saint Charles County
Cross Streets	Suemandy & Mid Rivers Mall Drive
Signal Intersection	Yes
Nearest Highway	I-70, I-270, I-64
Nearest Airport	Lambert St. Louis International

#### BUILDING INFORMATION

Building Size	3,698 SF
Occupancy %	0%
Tenancy	Single
Year Built	1994
Free Standing	Yes
Signage	Pylon

#### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	Commercial
Lot Size	1.13 Acres
APN#	2-0110-6483-00-0004.00000000
Lot Frontage	232
Corner Property	no
Traffic Count	33,557
Traffic Count Street	Mid Rivers Mall Drive

#### PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	17.1
Number Of Spaces	64

#### OPERATING EXPENSES

Taxes	\$7.24
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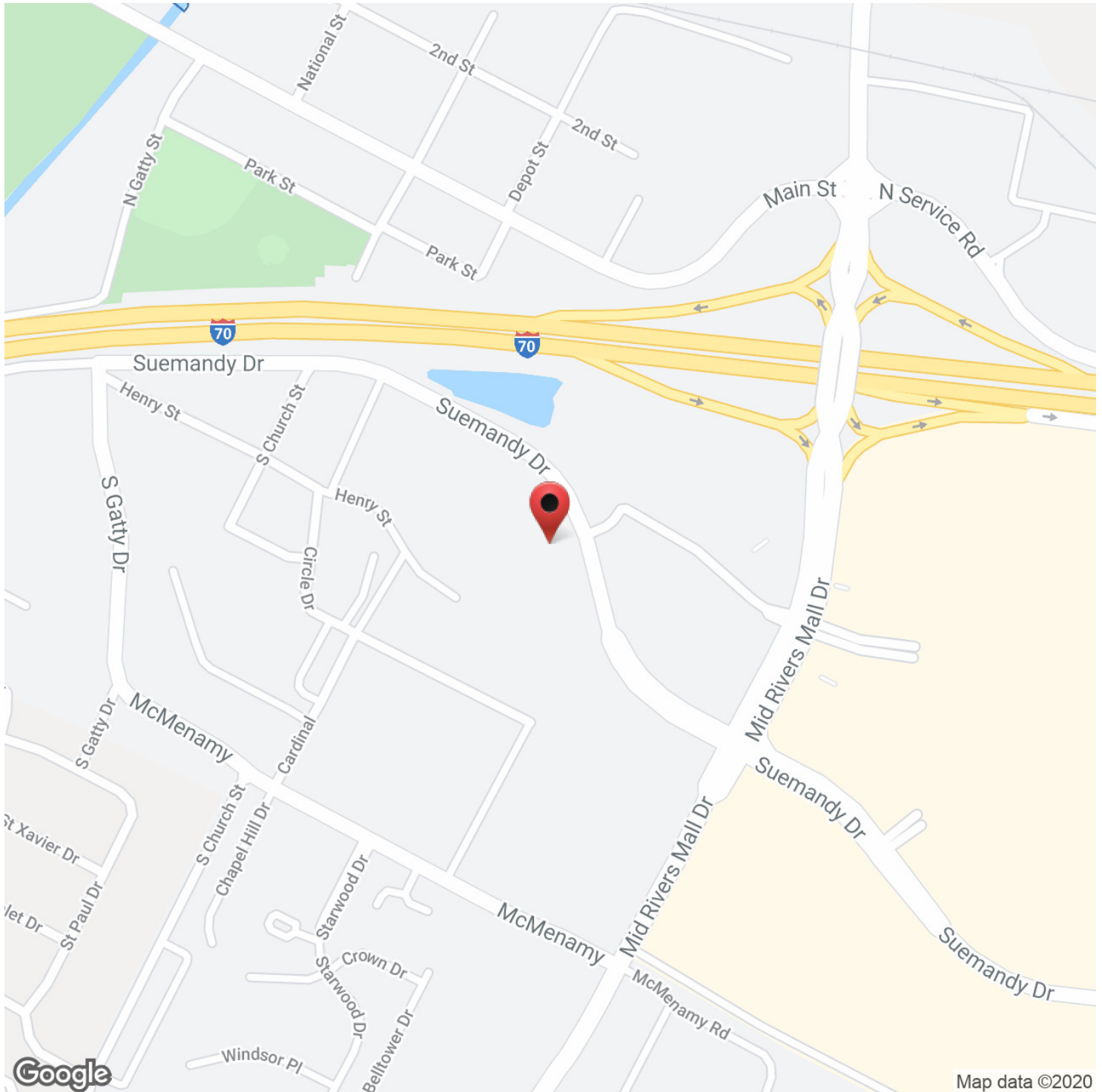
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## LOCATION MAPS



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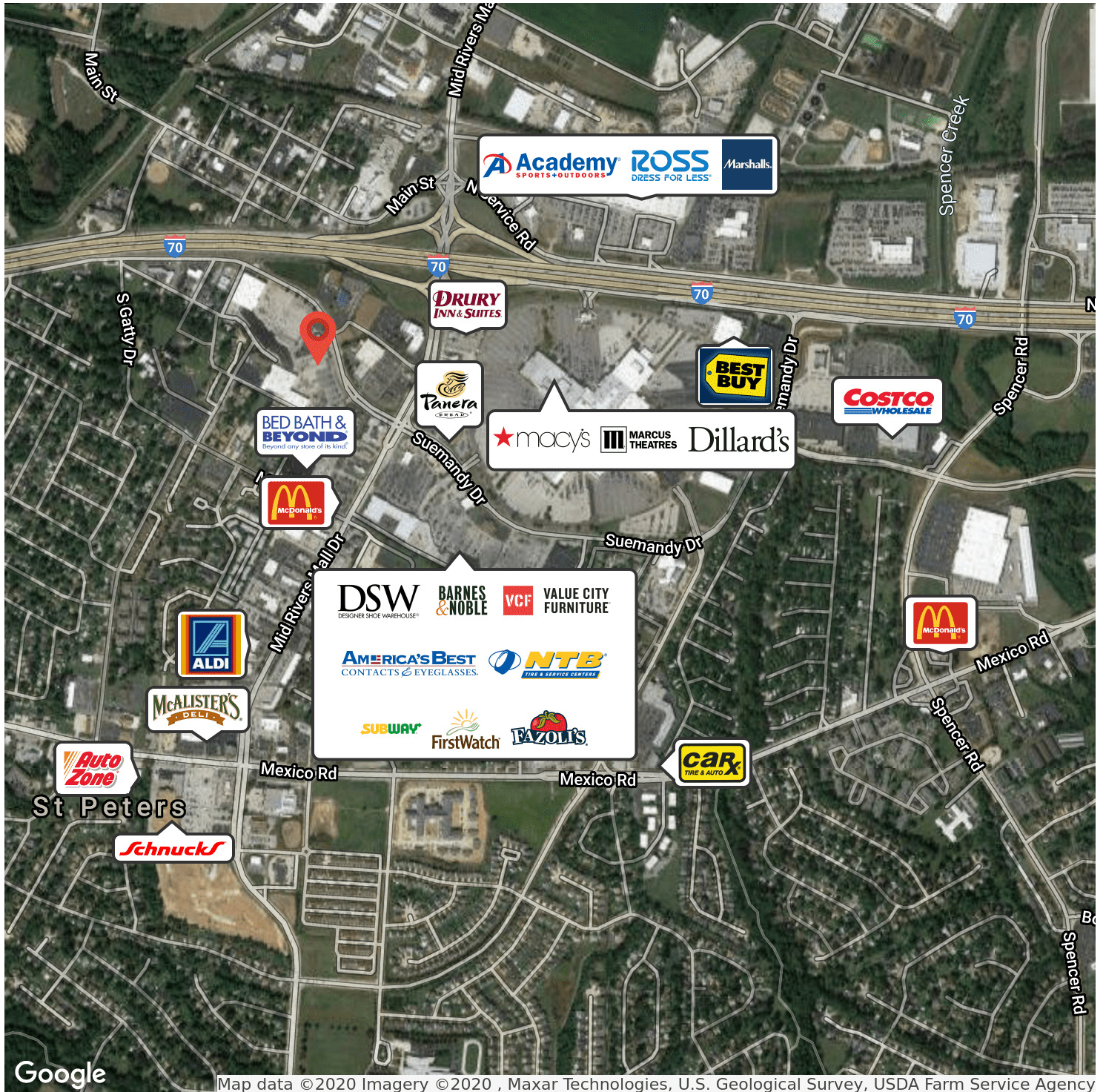
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## SUEMANDY RETAILER MAP



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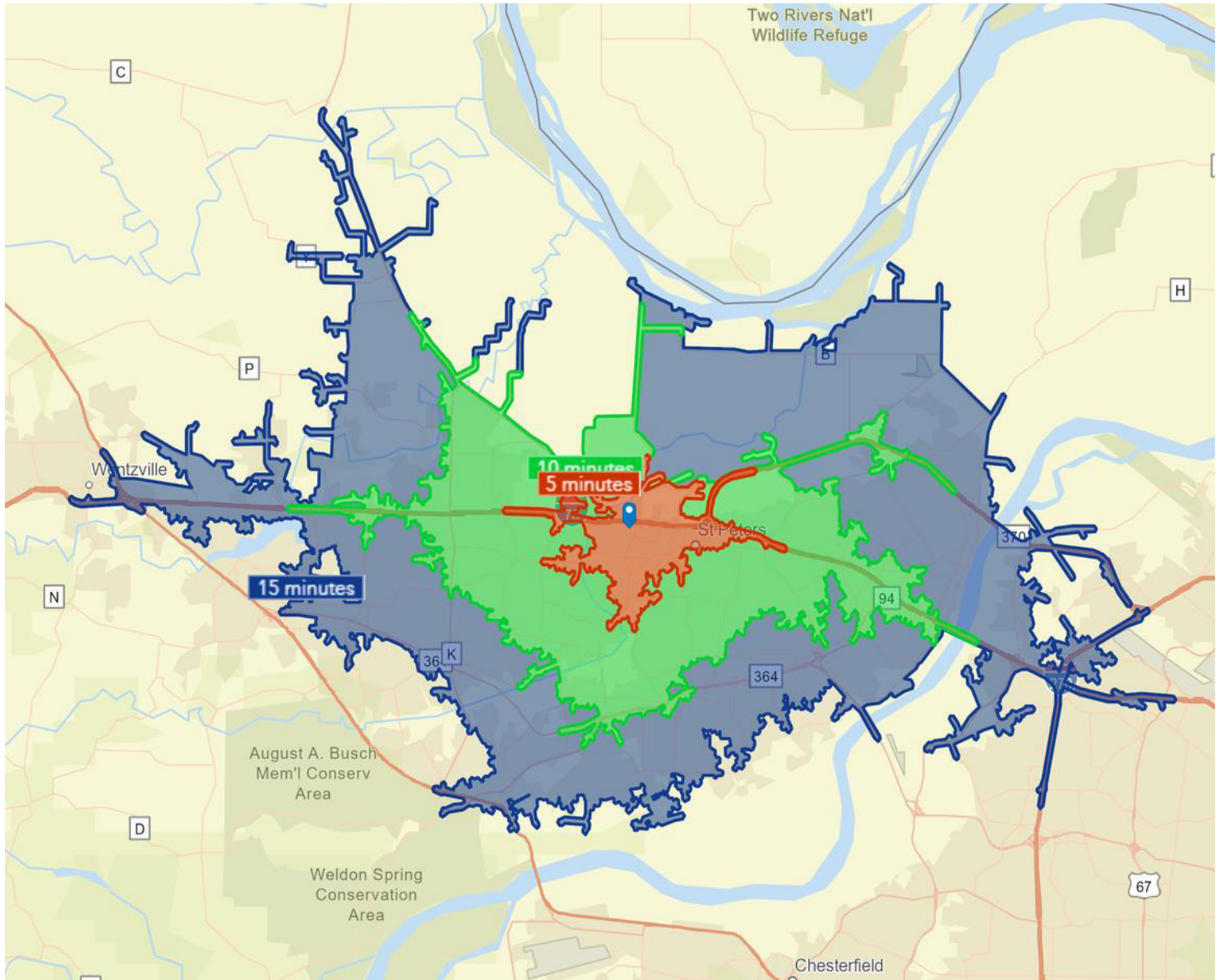
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## DRIVE TIME MAP - 5, 10, 15 MINUTES



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# DEMOGRAPHIC OVERVIEW - 3 MILES

