

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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**Jeff Eisenberg  
& associates**

## 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#	2-0110-6483-00-0004.0000000
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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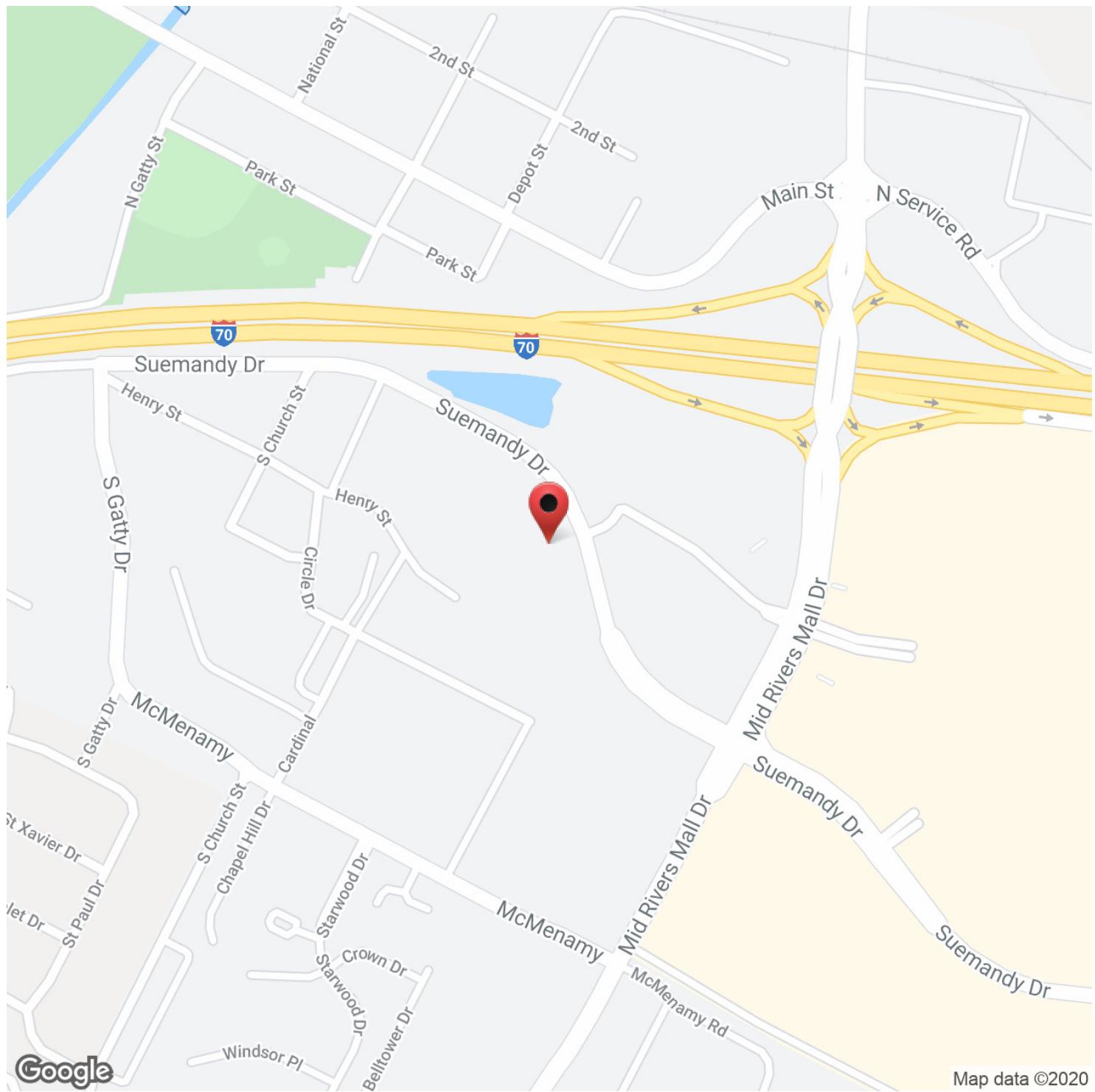
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## LOCATION MAPS



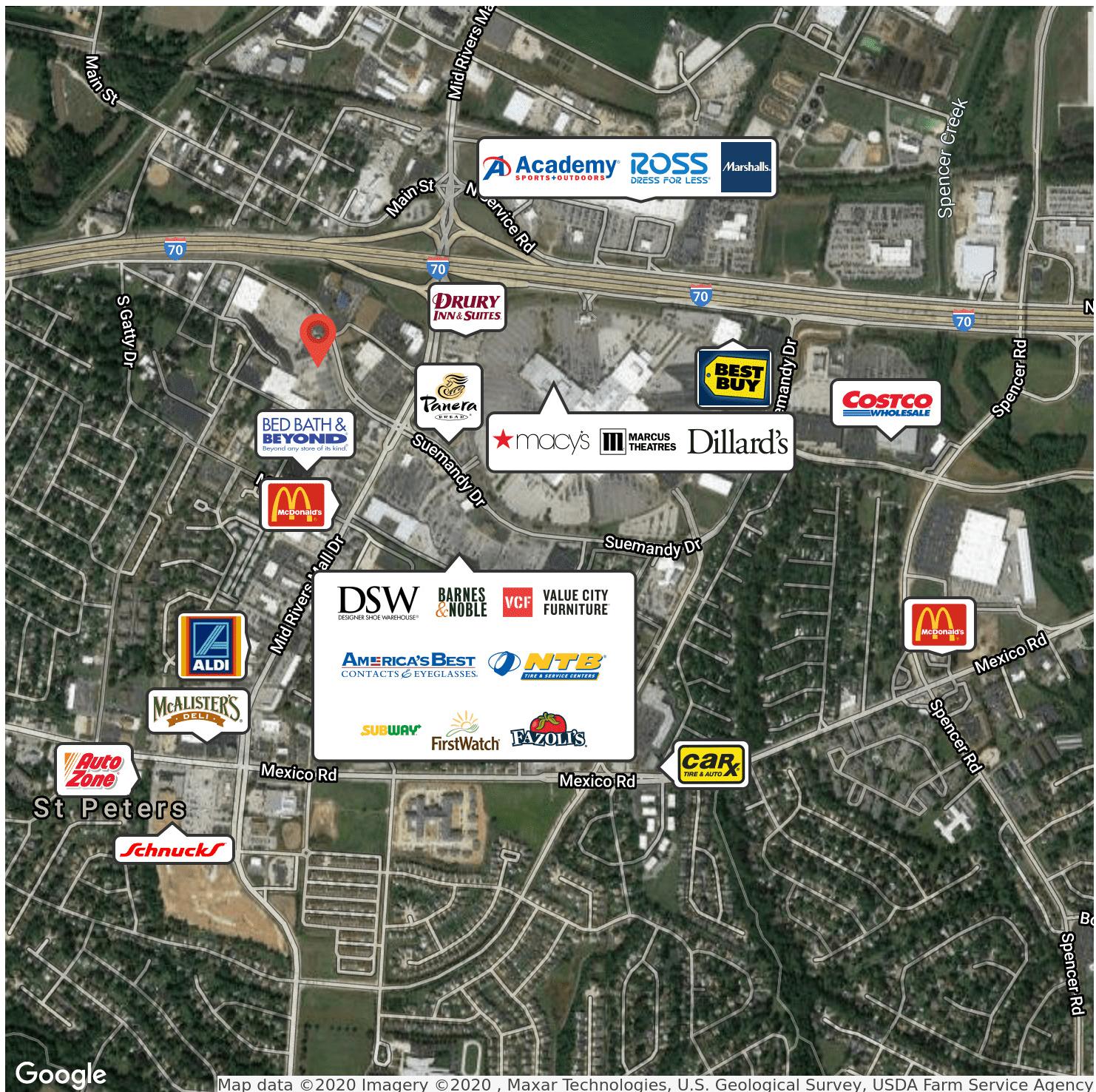
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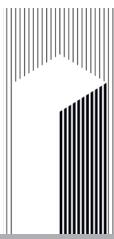
## SUEMANDY RETAILER MAP



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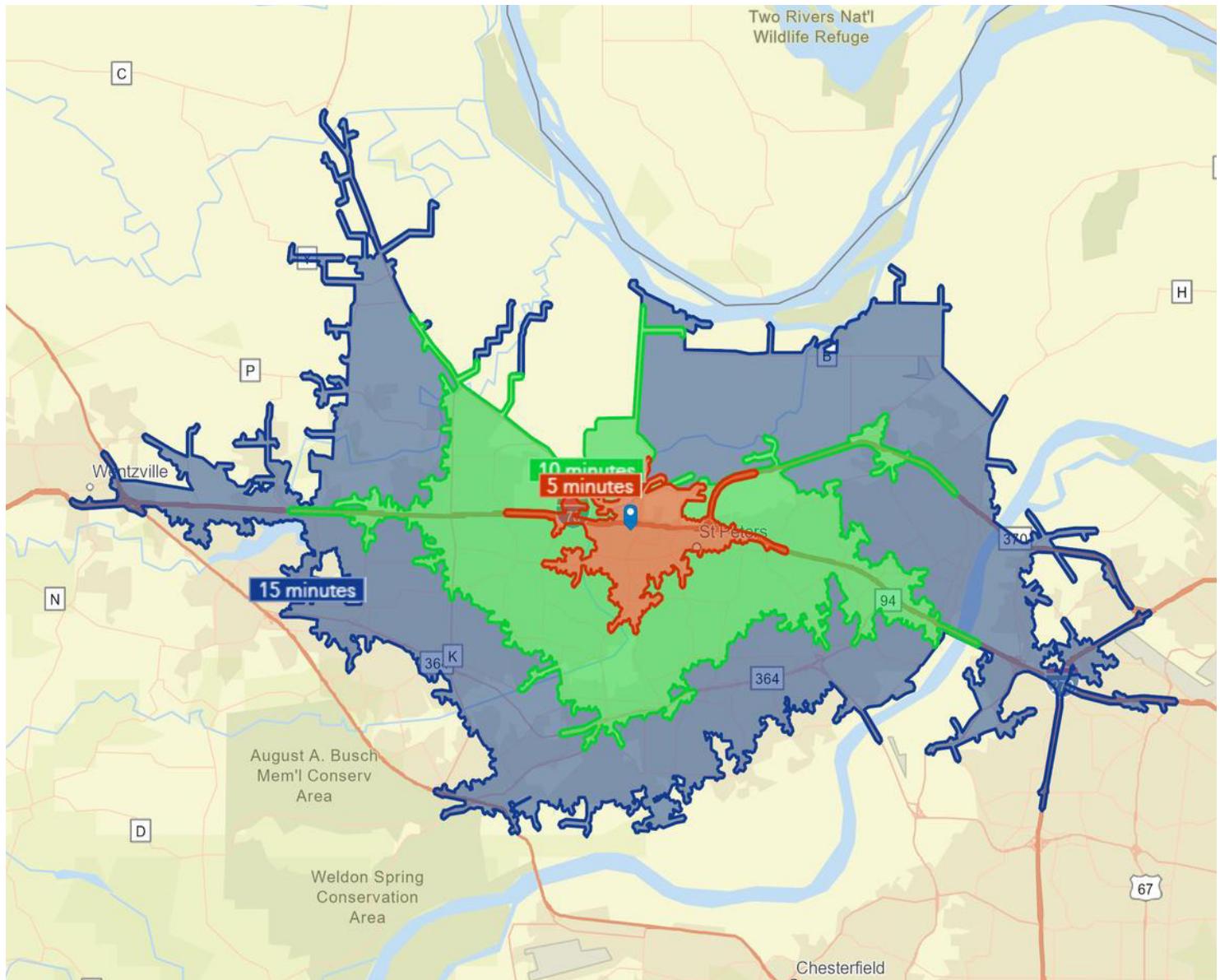
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## DRIVE TIME MAP - 5, 10, 15 MINUTES

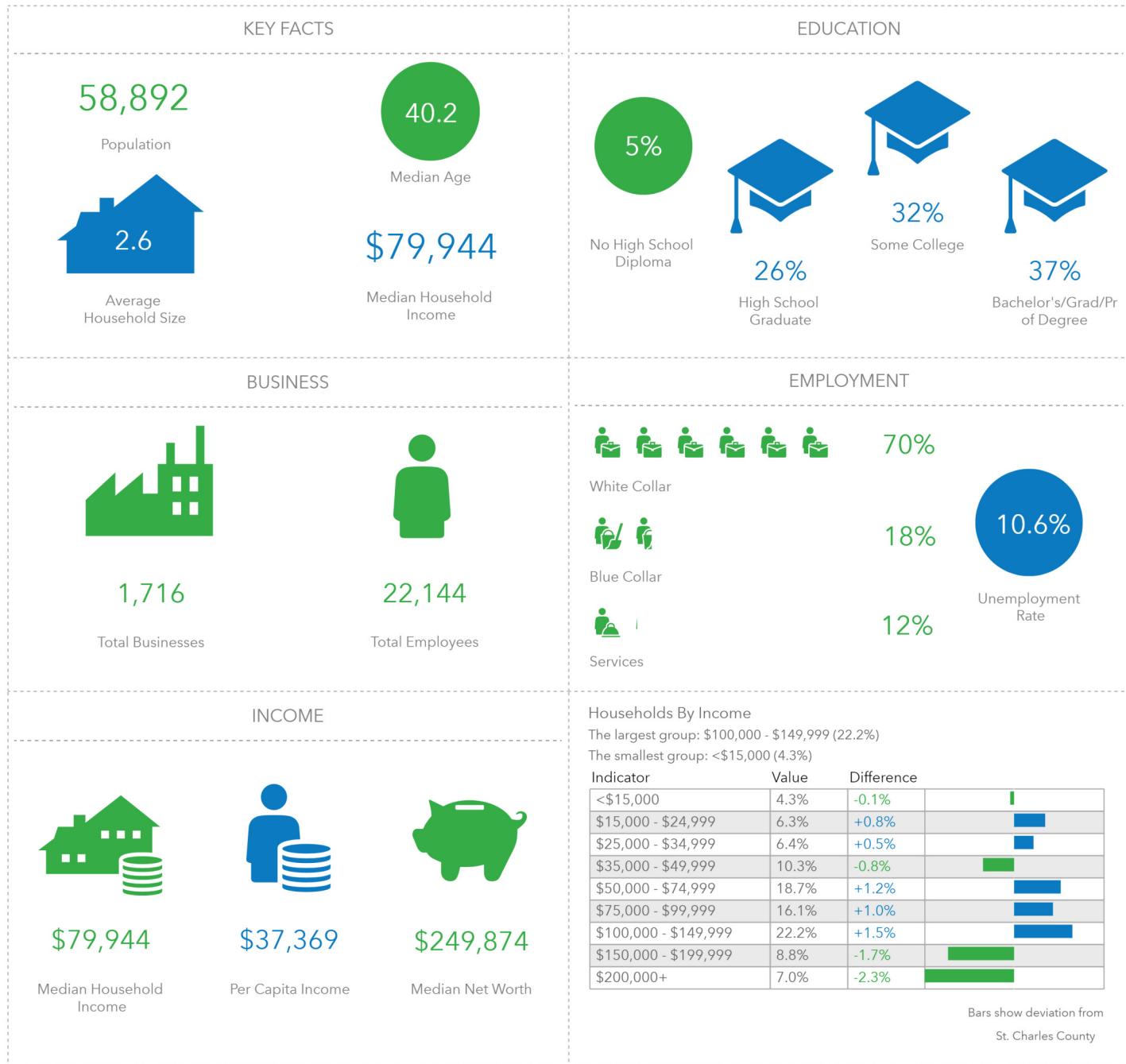


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## DEMOGRAPHIC OVERVIEW - 3 MILES



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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## **SURVEY**

## ZONING INFORMATION

ZONING HAS NOT BEEN PROVIDED BY INSURER

**FLOOD ZONE**

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRMs). A FLOOD ZONE REPORT MAY NOT BE PROVIDED UNLESS THE OWNER REQUESTS THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY DOES NOT PARTICIPATE IN THE FLOOD INSURANCE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 29183C02916 DATED 1-20-2016 AND IS NOT IN A "FLOOD ZONE AREA". THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 3-16-18 BY TELEPHONE OR EMAIL ([www.fema.gov](http://www.fema.gov)).

- IRON PIN SET  CHISELED "X" FOUND
- IRON PIN FOUND
- 
- EXISTING STRUCTURE
- POWER POLE
- DRAFT STANDARD
- WATER METER
- CONCRETE
- AIR DUCT
- (6) RECORD
- FIRE HYDRANT
- CABLE
- MEASURED
- GATED INLET
- SIGN
- MANHOLE
- BOLLARD
- CURB INLET
- CABLE SPLICE BOX
- TELEPHONE SPLICE BOX
- ELECTRIC SPLICE BOX
- ELECTRIC METER
- TRANSFORMER
- OVERHEAD ELECTRIC

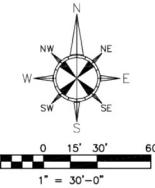
SURVEY RELATED ITEMS  
CORRESPONDING TO SCHEDULE  
B TITLE COMMITMENT

- 10) EASEMENT GRANTED FOR UNDERGROUND UTILITIES IN BOOK 873A, PAGE 2167 APPLIES AND AFFECTS SUBJECT PROPERTY. AN APPROXIMATE LOCATION IS SHOWN. NO DESCRIPTION WAS QUITED.

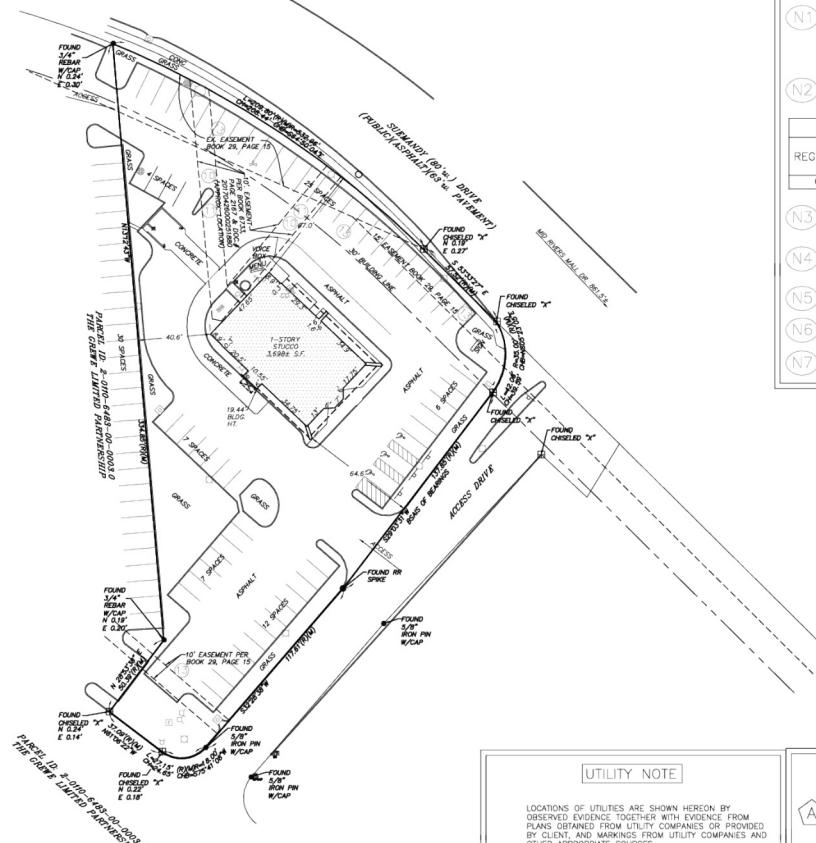
11) EASEMENT GRANTED TO UNION ELECTRIC COMPANY D/B/A AMEREN MISSOURI DATED MARCH 28, 2007, IN RECORD BOOK 1428, PAGE 1086, IN THE ST. CHARLES RECORDER'S OFFICE. APPLIES AND AFFECTS SUBJECT PROPERTY. AN APPROXIMATE LOCATION IS SHOWN. NO DESCRIPTION WAS QUITED.

12) TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASMENTS, CHARGES, AGREEMENTS, AND OTHER DOCUMENTS OF RECORD, WHETHER OR NOT RECORDED, IN RECORD BOOK 1428, PAGE 1292, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF THE SAME IS IN CONFLICT WITH THE COVENANT, CONDITION OR RESTRICTION OF THIS DEED, WHICH IS THE SOLE AND ONLY COVENANT, CONDITION OR RESTRICTION OF THIS DEED AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION OF THIS DEED IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATION TO HABITATION, BUT NOT TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION OF THIS DEED IS NOT EXEMPT.

13) MATTER OF RECORD, AS SHOWN ON PLAT HANDCOPIED IN BOOK 29, PAGE 15, APPLIES AND AFFECT SUBJECT PROPERTY AS SHOWN.



VICINITY MAP



**UTILITY NOTE**

LOCATIONS OF UTILITIES ARE SHOWN HEREON BY  
OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM  
PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED  
BY CLIENT, AND MARKINGS FROM UTILITY COMPANIES AND  
OTHER APPROPRIATE SOURCES.

STATEMENT OF ENCROACHMENTS

 NONE APPARENT

**STATEMENT**

STATEMENT

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