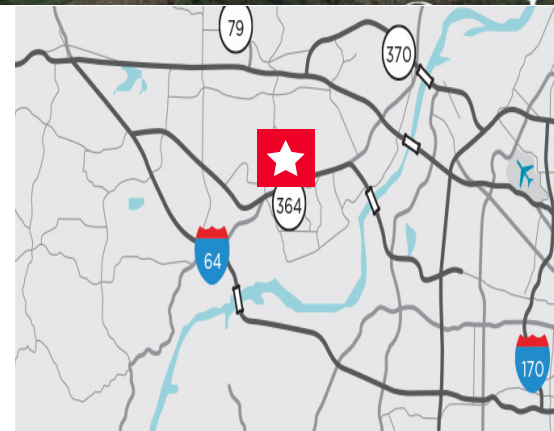




**Corner of Kisker Road & N. St. Peters Parkway
St. Peters, MO 63304**

Property Highlights

- Former C-Store Site
- Visible from & Adjacent to Highway 364
- C-3 General Commercial Zoning - City of St. Peters
- Curb Cuts on Kisker Road (2) & N St. Peters Parkway (1)
- All Utilities On Site
- Deed Restriction Prohibiting Fuel Sales
- Fuel Tanks Removed; NFA Letter Available Upon Request
- 2018 Real Estate Taxes: \$10,580
- **Offering Price: ~~\$520,100~~ \$457,380 (\$8.75/SF)**

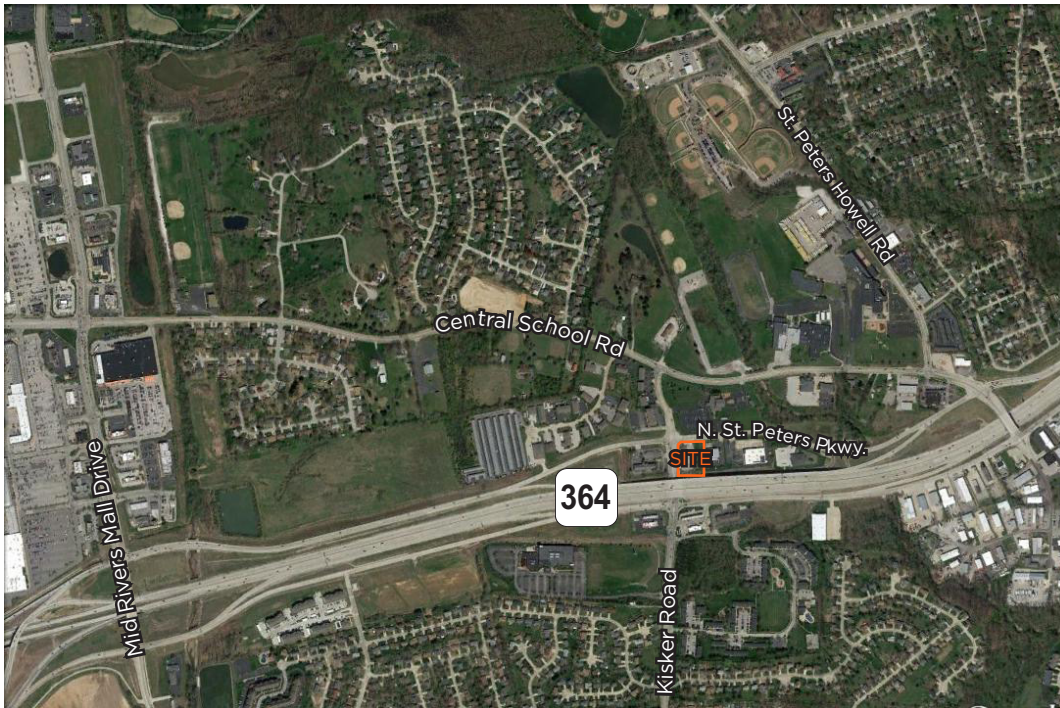
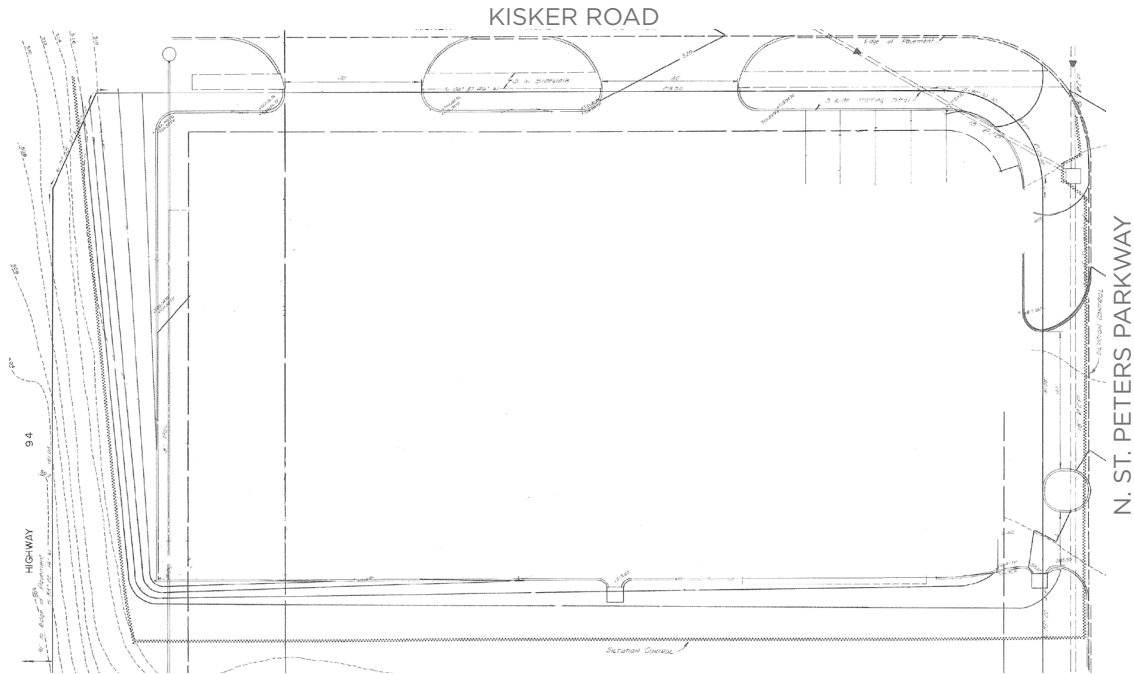


Keith Schneider, CCIM, SIOR
Senior Director
+1 314 520 2747
keith.schneider@cushwake.com

Joe Schneider, CCIM
Associate
+1 636 578 6069
joe.schneider@cushwake.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
main +1 636 949 9797
fax +1 636 949 8955
cushmanwakefield.com

Survey & Aerial



Keith Schneider, CCIM, SIOR
Senior Director
+1 314 520 2747
keith.schneider@cushwake.com

Joe Schneider, CCIM
Associate
+1 636 578 6069
joe.schneider@cushwake.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
main +1 636 949 9797
fax +1 636 949 8955
cushmanwakefield.com

Demographics



Demographic and Income Comparison Profile

 1520 Kisker Rd, St Peters, Missouri, 63304
 Rings: 1, 3, 5 mile radii

 Prepared by Esri
 Latitude: 38.74137
 Longitude: -90.61787

	1 mile	3 miles	5 miles
2016 Summary			
Population	8,581	74,064	160,832
Households	3,257	27,083	59,965
Families	2,393	20,672	44,572
Average Household Size	2.63	2.73	2.67
Owner Occupied Housing Units	2,421	23,624	50,548
Renter Occupied Housing Units	836	3,459	9,417
Median Age	34.8	39.6	39.2
Median Household Income	\$73,497	\$82,341	\$80,686
Average Household Income	\$82,673	\$96,883	\$94,739

2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	246	7.6%	1,003	3.7%	2,592	4.3%
\$15,000 - \$24,999	169	5.2%	1,310	4.8%	3,020	5.0%
\$25,000 - \$34,999	302	9.3%	1,743	6.4%	4,075	6.8%
\$35,000 - \$49,999	367	11.3%	2,840	10.5%	6,427	10.7%
\$50,000 - \$74,999	569	17.5%	4,757	17.6%	10,693	17.8%
\$75,000 - \$99,999	618	19.0%	5,110	18.9%	10,849	18.1%
\$100,000 - \$149,999	700	21.5%	6,507	24.0%	13,923	23.2%
\$150,000 - \$199,999	153	4.7%	2,330	8.6%	5,262	8.8%
\$200,000+	133	4.1%	1,483	5.5%	3,124	5.2%
Median Household Income	\$73,497		\$82,341		\$80,686	
Average Household Income	\$82,673		\$96,883		\$94,739	
Per Capita Income	\$31,164		\$35,660		\$35,393	

Keith Schneider, CCIM, SIOR
 Senior Director
 +1 314 520 2747
 keith.schneider@cushwake.com

Joe Schneider, CCIM
 Associate
 +1 636 578 6069
 joe.schneider@cushwake.com

1551 Wall Street, Suite 200
 St. Charles, MO 63303
 main +1 636 949 9797
 fax +1 636 949 8955
cushmanwakefield.com