# CUSHMAN & WAKEFIELD

# FOR SALE 1.2 Acre Commercial Lot



## 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: <del>\$520,106</del> \$457,380 (\$8.75/SF)

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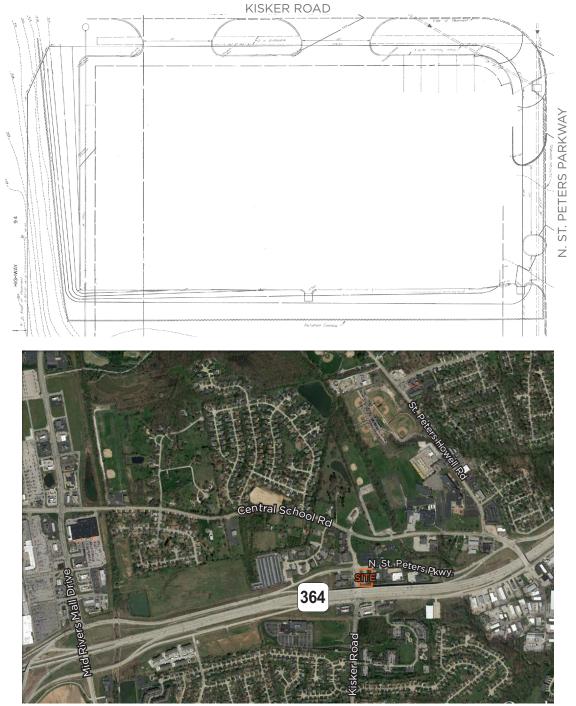
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**Survey & Aerial** 



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### **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		

	1 mile		3 miles		5 miles	
2016 Households by Income	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	

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