



4001 Old Hwy 94, St. Peters, MO



ONE  WEST

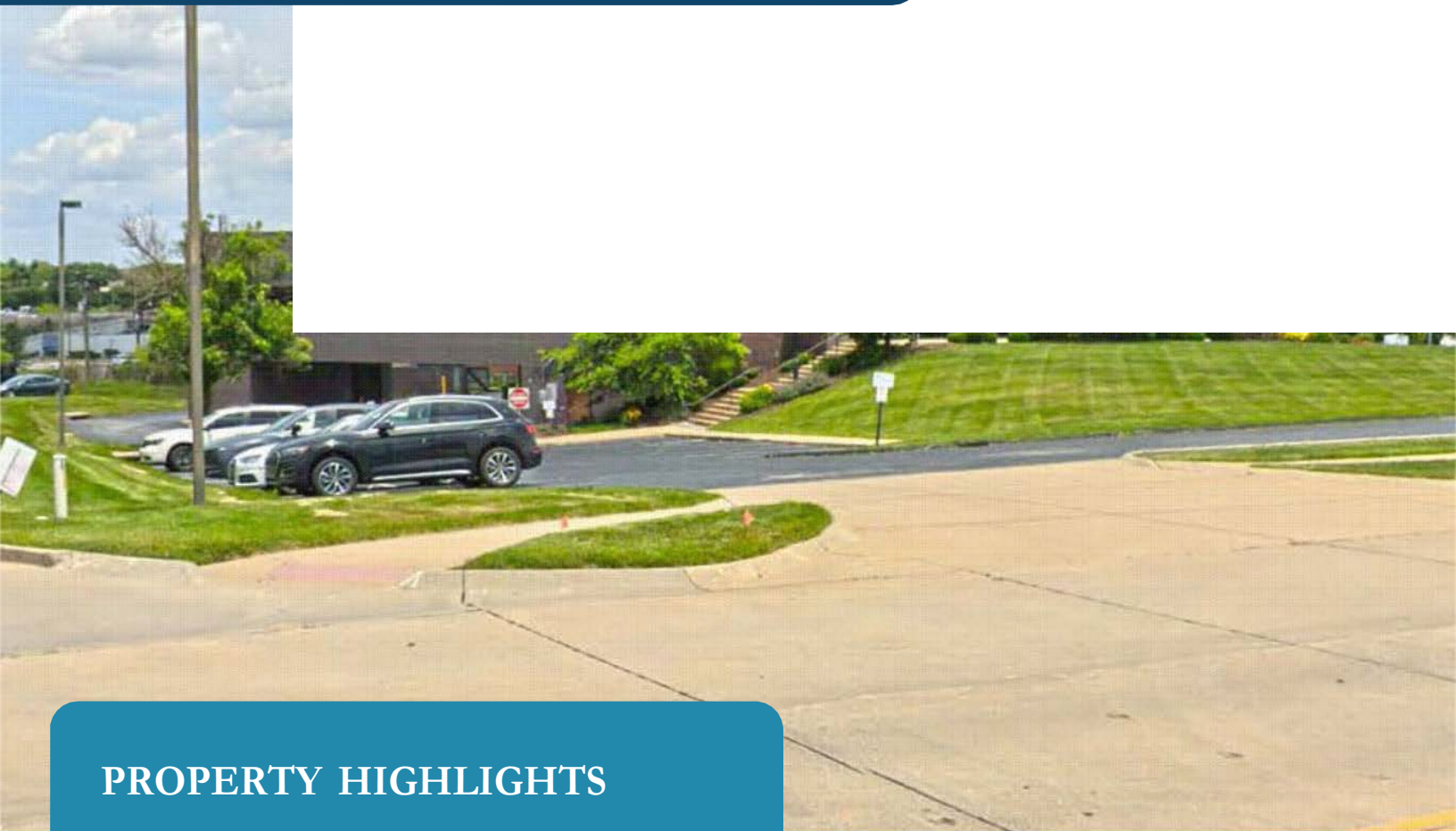
BROKER • BUYER • LENDER

SCRUBBLES CAR WASH

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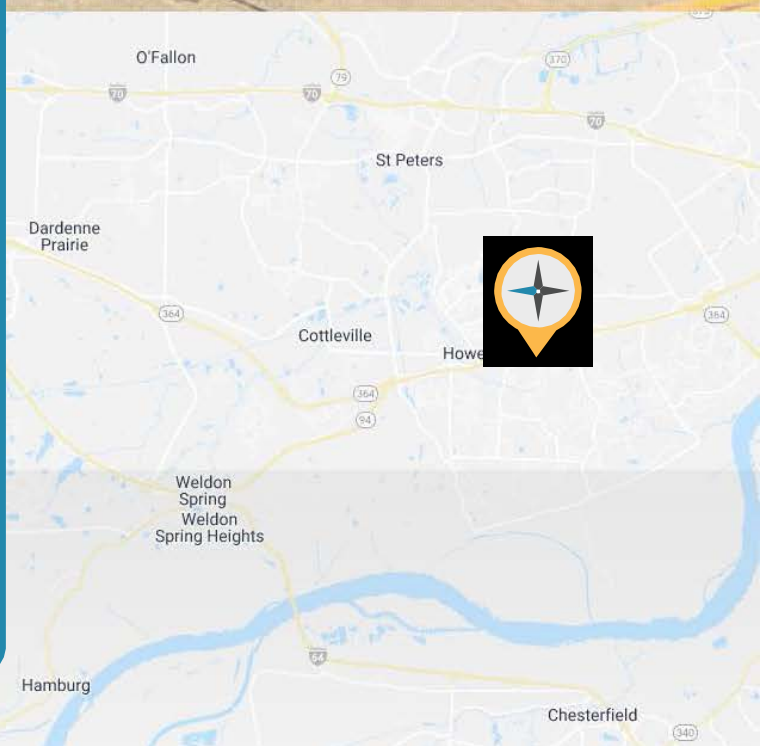
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PROPERTY HIGHLIGHTS

- FORSALE - Developed Lot
- \$849,000
- .77 acre drive thru opportunity
- Located near the intersection of Jungermann Rd & South Old Highway 94
- Area offers excellent population density and growing
- Nearby retailers include Wal-Mart, Kohls, and Fresh Thyme



Tim Estep Broker/President

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Email: tim@onewest.com

One West Associates, Inc.
12225 Clayton Rd. St. Louis, MO 63131

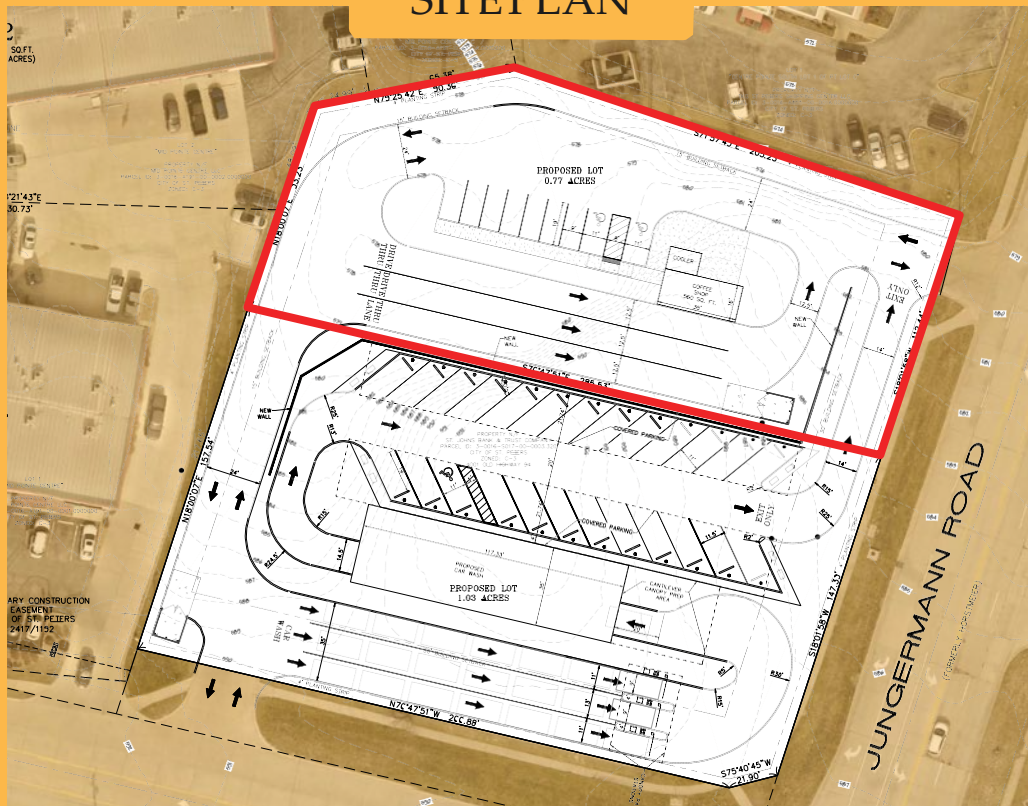
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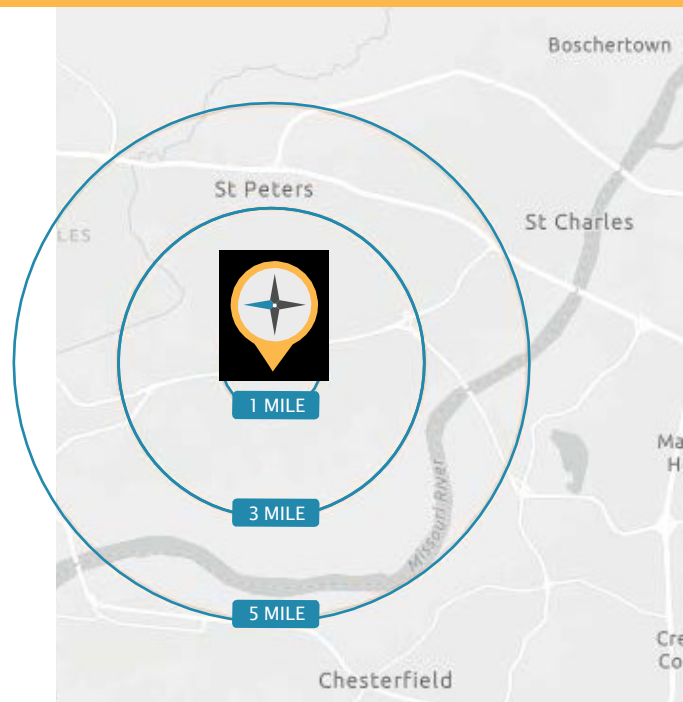
SITEPLAN



DEMOGRAPHICS

2022 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	10,942	85,188	161,693
Households	4,399	33,186	64,403
Families	3,091	24,293	44,491
Average Household Size	2.48	2.56	2.49
Owner Occupied Housing Units	3,739	28,776	52,382
Renter Occupied Housing Units	659	4,410	12,022
Median Age	38.7	41.1	40.9
Median Household Income	\$89,248	\$99,881	\$93,171
Average Household Income	\$107,626	\$123,908	\$120,500



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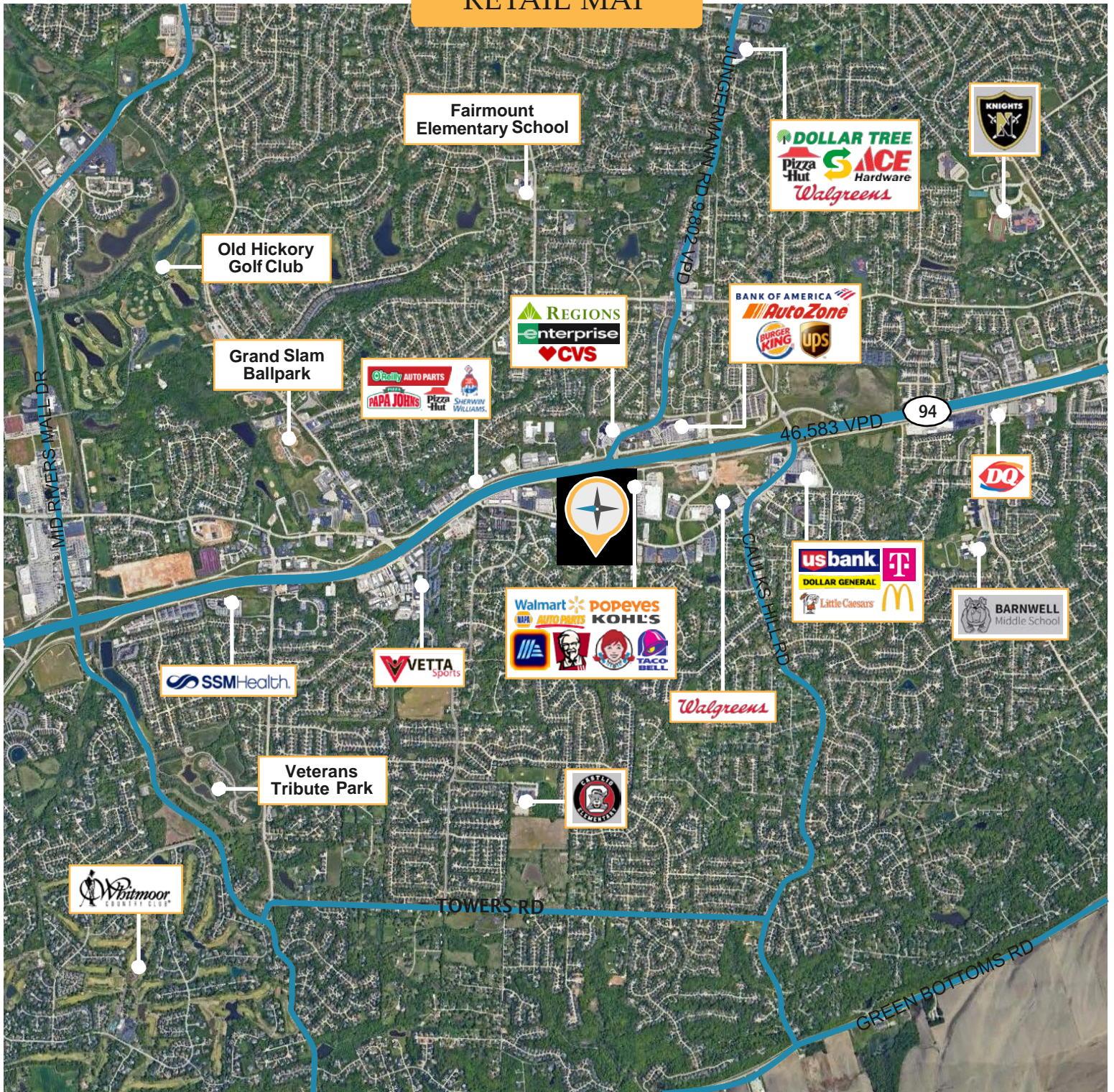
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RETAIL MAP



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