

For Sale

Land

449 S. Church St.
St. Peters, MO 63376



Motivated Seller!

- 1.184 acre Site
- Car Wash and Quick Service Building on Site
- Signalized Access
- Two Curb-cuts
- Zoned C-2
- Gas and Car Wash Restricted
- Perfect for Redevelopment
- Utilities on Site
- **Reduced Sale Price:** \$600,000

Demographics

Traffic Counts

<u>Collection St.</u>	<u>Cross St.</u>	<u>VPD</u>
Mexico Rd.	S. Church St. E.	18,648
Mid Rivers Mall Dr.	Mexico Rd.	23,105
S. Church St. W.	Mexico Rd.	12,147

Population

1 mile - 10,075 3 mile - 64,262

Danny Wapelhorst

Vice President

Phone: (636) 970-0330

dannyw@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

