

St. Peters, MO

3646 S. St. Peters Pkwy

Available Retail Build-to-Suit

1.85 AC Available in 8-Acre Development

Flexible Build-to-Suit Site Plan Suitable for Restaurants, Multi-tenant, and Drive-thru

Full Access to Four-Way Interchange

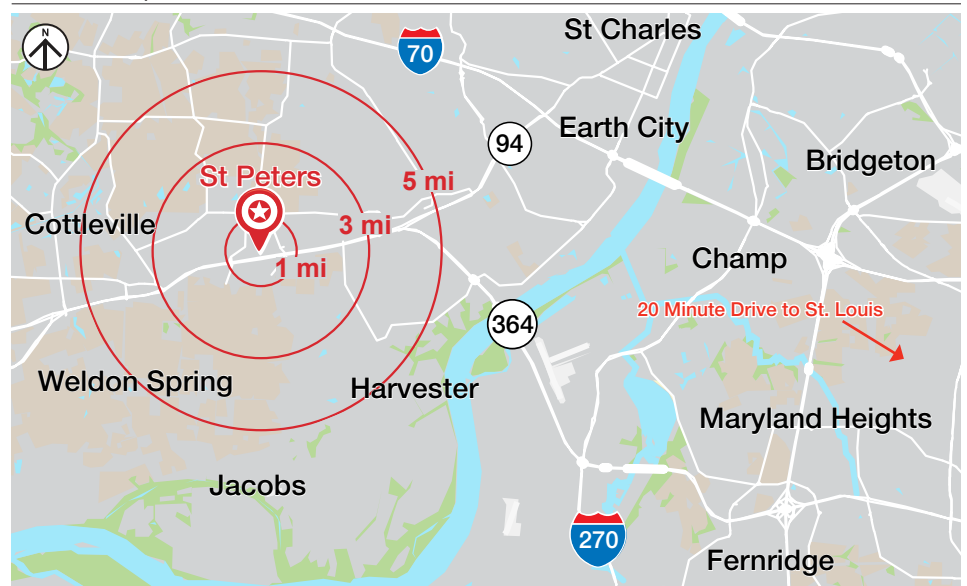


Sales Data Sourced from Restaurant Trends

Property Features

- Located in center of retail corridor at signalized intersection
- Adjacent to Walmart, Fresh Thyme, Kohl's, and Schnucks
- 20 minute drive to St. Louis
- 150K+ population within 10-minute drive time
- 45' pylon signage and shared monument sign

Location Map



InSite

1400 16th Street
Suite 300
Oak Brook, IL 60523
Office: 630-617-9100
www.insiterealestate.com

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Conceptual Site Plan



Demographic Data

	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	91,027	167,486	460,298
Average Household Income	\$98,562	\$94,279	\$107,134
Median Household Income	\$83,258	\$76,758	\$80,730

Monument Sign

