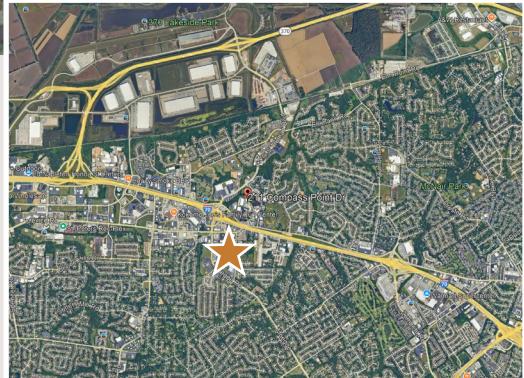
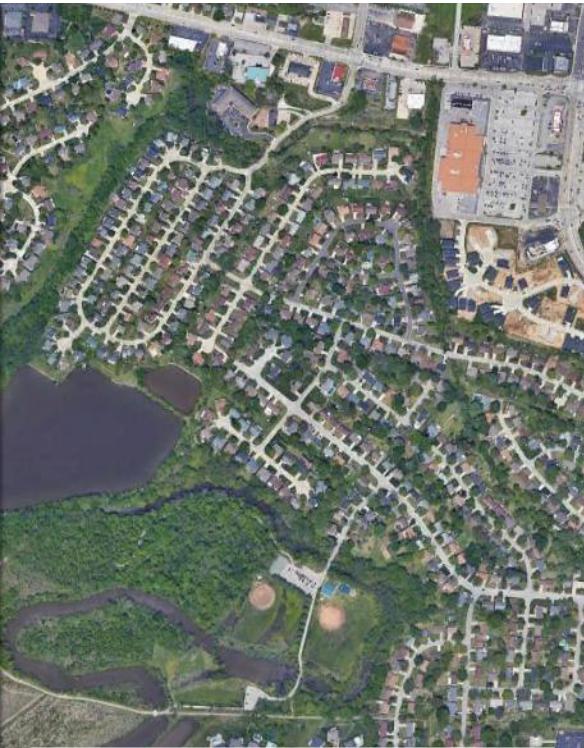


FOR SALE

Prime Signalized 4.63 Acre Commercial Infill Corner

SE Quadrant Mid Rivers Mall Dr & Grand Teton Dr | St. Peters, MO



Joe Schneider, CCIM, SIOR

Managing Partner

636.578.6069

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Keith Schneider, CCIM, SIOR

Managing Partner

314.520.2747

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1551 Wall Street, Suite 200

St. Charles, MO 63303

p: 636.949.9797

schneidercommercial.com

Property Details

- Prime commercial infill corner in high-traffic retail corridor
- Signalized intersection
- Predominantly level lot / all primary infrastructure in place
- 1.77 Acres at NE Quadrant also available – call broker for details
- Flexible PUD Zoning – click [here](#) for zoning code
- 2024 Real Estate Taxes: \$10,815.22

SALE PRICE \$2,551,287 (\$12.65/SF)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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Aerial / Location Map



Demographics

	1 Mile	3 Miles	5 Miles
Population	13,778	69,441	183,698
Average HH Income	\$85,903	\$103,282	\$107,048
Households	5,675	26,462	69,790

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SCHNEIDER COMMERCIAL PARTNERS

FOR SALE

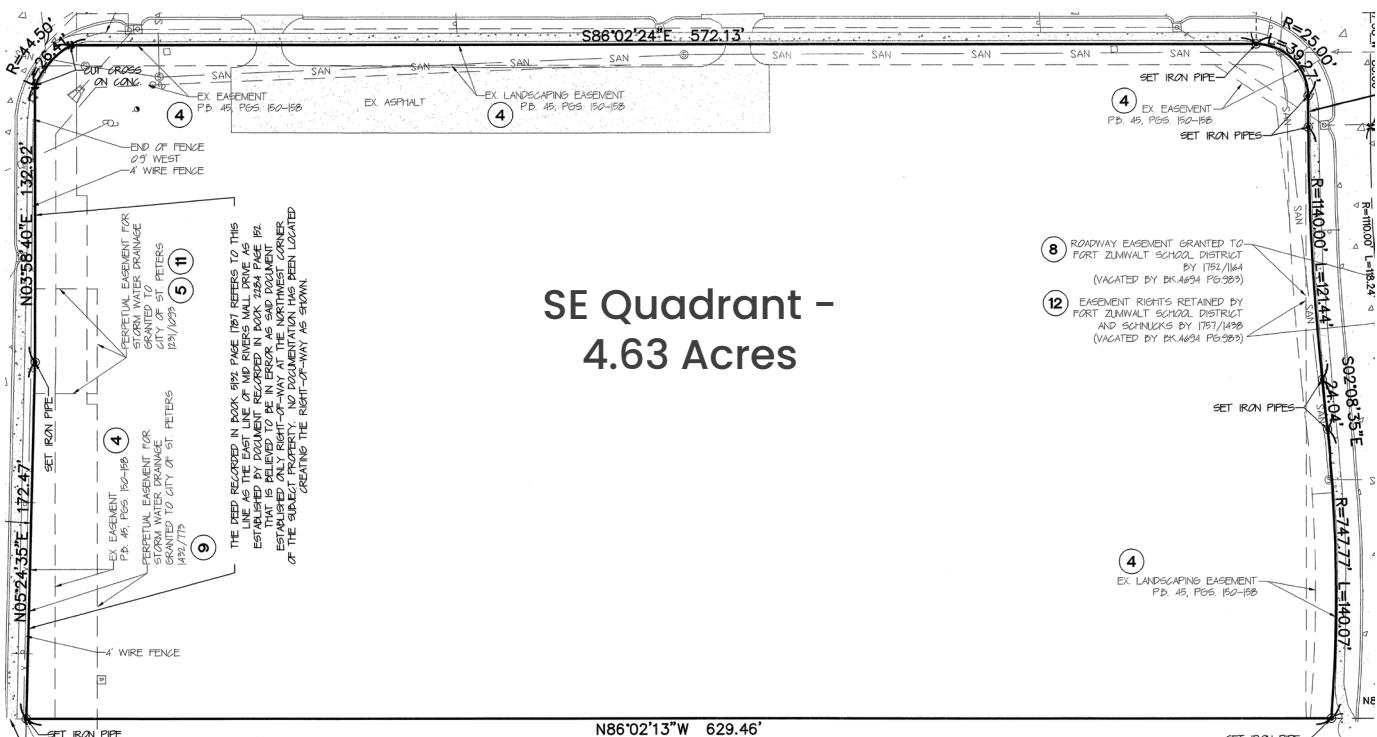
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Survey

GRAND TETON DRIVE

MID RIVERS MALL DRIVE



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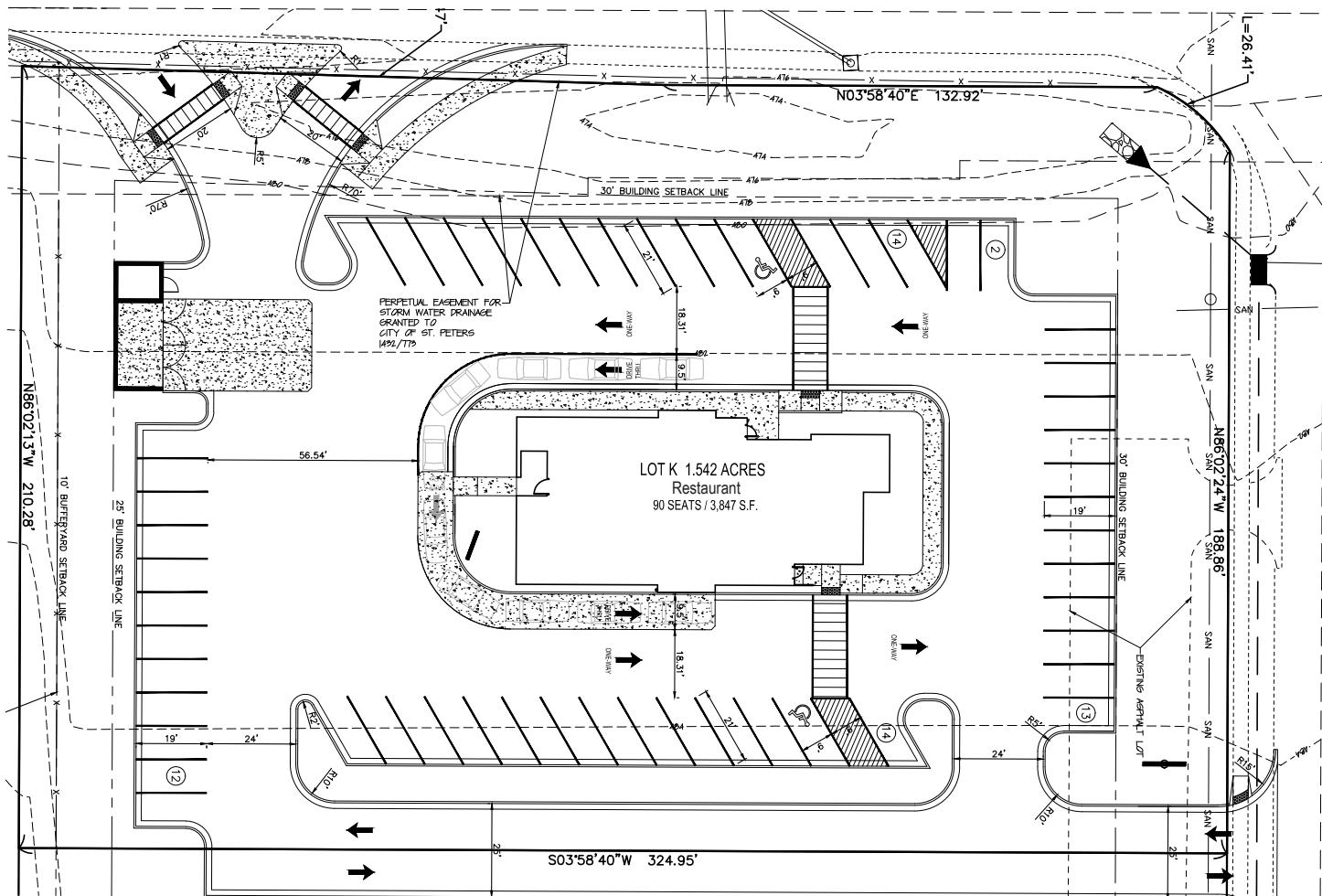
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Conceptual Plan



**SE Quadrant
- 4.63 Acres
(Front Portion
Only)**

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