

FORMER JOANN 34,202 SF FOR LEASE

5610 SUEMANDY RD

ST. PETERS, MO

JOANN
fabrics and crafts

classes

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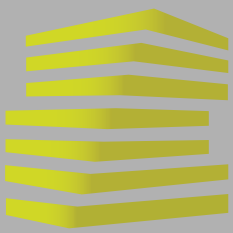
5610

cup



LOCATION.
commercial real estate





5610 SUEMANDY RD

NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (DIRECT)
314.276.4673 (MOBILE)
Scott@LocationCRE.

INCOME MAP



TRADE AREA OVERVIEW

ST. PETERS IS A CITY LOCATED IN ST. CHARLES COUNTY, MISSOURI, APPROXIMATELY 30 MILES WEST OF DOWNTOWN ST. LOUIS. NATIONALLY RECOGNIZED AS A GREAT PLACE TO LIVE, THE CITY OF ST. PETERS, MISSOURI OFFERS AFFORDABLE, QUALITY LIVING WITH TOP-NOTCH AMENITIES AND SERVICES.

THE CITY HAS EXPERIENCED SIGNIFICANT GROWTH IN RECENT YEARS, WITH A MIX OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL AREAS. ST. PETERS IS KNOWN FOR ITS HIGH-QUALITY SCHOOLS, LOW CRIME RATE, AND AFFORDABLE COST OF LIVING, MAKING IT A POPULAR CHOICE FOR FAMILIES AND YOUNG PROFESSIONALS.

ST. PETERS IS HOME TO SEVERAL MAJOR EMPLOYERS, INCLUDING BARNES-JEWISH ST. PETERS HOSPITAL, WHICH IS PART OF THE BJC HEALTHCARE SYSTEM, AND AMAZON, WHICH OPENED THEIR FIRST MISSOURI FULFILLMENT CENTER IN ST. PETERS. OTHER MAJOR EMPLOYERS IN THE AREA INCLUDE THE ST. CHARLES COUNTY GOVERNMENT AND THE FRANCIS HOWELL SCHOOL DISTRICT.

IN RECENT YEARS, MORE THAN 2 MILLION SQUARE FEET OF COMMERCIAL SPACE OPENED IN THE CITY OF ST. PETERS, INCLUDING LARGE PROJECTS AT PREMIER 370 BUSINESS PARK AND THE 270,000-SQUARE-FOOT SHOPPES OF MID RIVERS RETAIL DEVELOPMENT AT I-70 AND MID RIVERS MALL DRIVE.

THE CITY OFFERS SEVERAL PARKS AND RECREATIONAL AREAS, INCLUDING THE ST. PETERS REC-PLEX, WHICH IS A POPULAR SPOT FOR SWIMMING, ICE SKATING, AND OTHER ACTIVITIES. OTHER POPULAR PARKS IN THE AREA INCLUDE LAUREL PARK, WHICH HAS SPORTS FIELDS AND A PLAYGROUND, AND WOODLANDS SPORTS PARK, WHICH FEATURES BASEBALL AND SOCCER FIELDS.

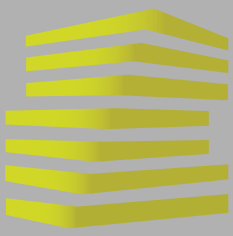
ST. PETERS IS ALSO KNOWN FOR ITS MANY COMMUNITY EVENTS AND FESTIVALS, INCLUDING THE ANNUAL CELEBRATE ST. PETERS FESTIVAL, WHICH FEATURES LIVE MUSIC, CARNIVAL RIDES, AND A FIREWORKS DISPLAY.

THE CITY OF ST. PETERS, MISSOURI, IS A CITY THAT WORKS, BOASTING A QUALITY OF LIFE THAT'S SECOND TO NONE AND IS ALSO A BUSINESS-FRIENDLY COMMUNITY WITH OPPORTUNITIES FOR GROWTH.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	10,752	62,046	169,381
HOUSEHOLDS	4,544	24,768	67,926
EMPLOYEES	5,666	25,135	54,864
MED HH INCOME	\$82,603	\$97,072	\$101,153

AREA RETAIL



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SITE PLAN + DETAILS

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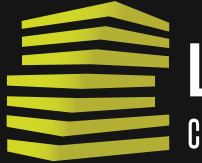
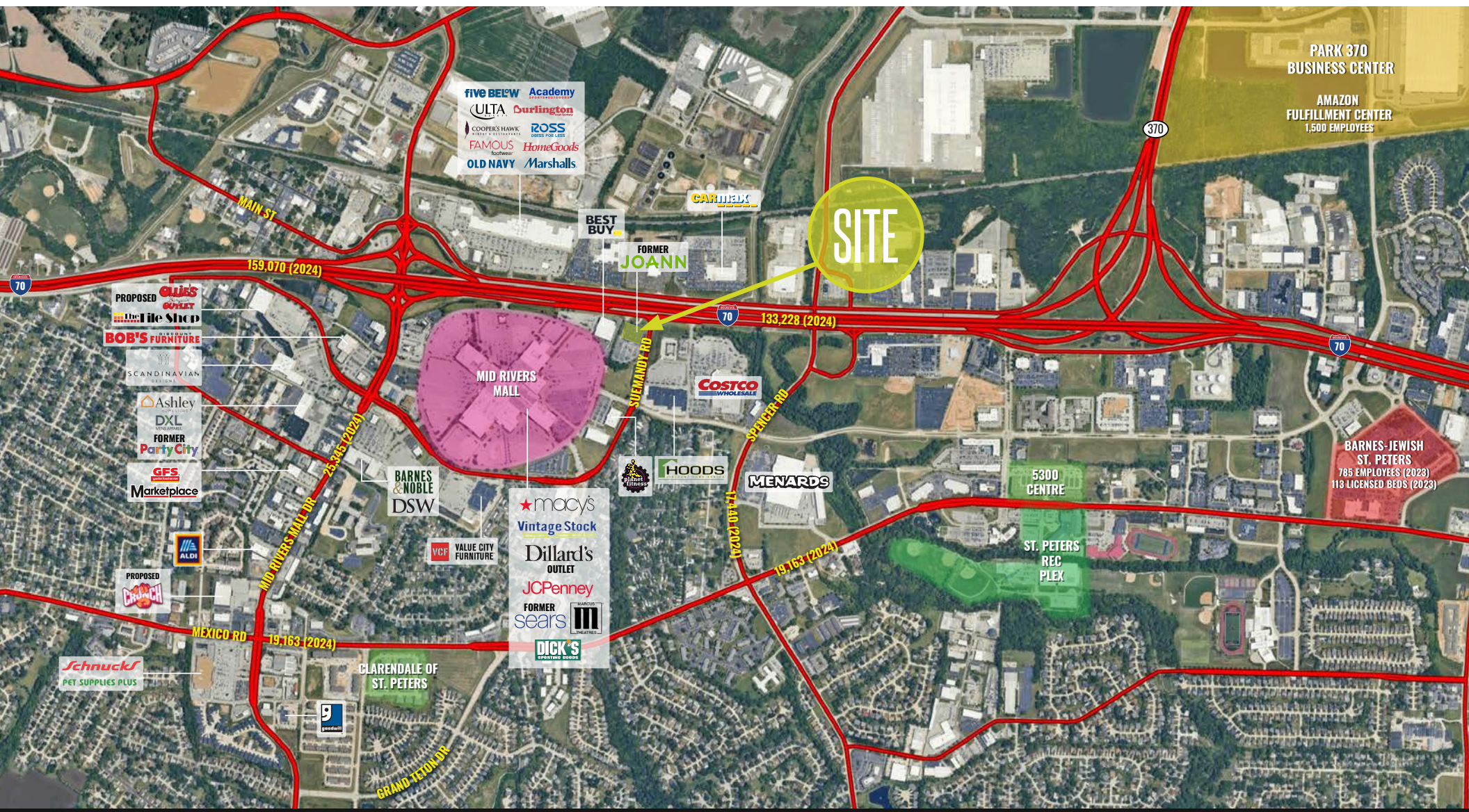


- 34,202 SF FOR LEASE
- EXCELLENT VISIBILITY TO INTERSTATE 70 (133,228 AADT)
- DENSELY POPULATED TRADE AREA WITH CLOSE PROXIMITY TO ONLY REGIONAL MALL IN ST. CHARLES COUNTY
- GREAT PYLON & BUILDING SIGNAGE
- CALL BROKER FOR PRICING AND ADDITIONAL INFORMATION



5610 SUEMANDY RD MARKET AERIAL

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