

**5930**  
**MEXICO RD**  
3.26 ACRES FOR SALE

ST. PETERS, MO

**MENARDS**

**SITE**

16,452 (2022)

Spencer Rd

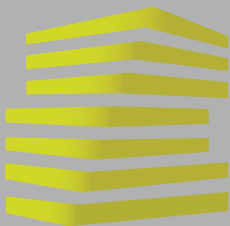
Mexico Rd 19,566 (2022)

 Simmons Bank



**LOCATION.**  
commercial real estate





# 5930 MEXICO RD

## NEIGHBORHOOD VIBE

JOE LODES

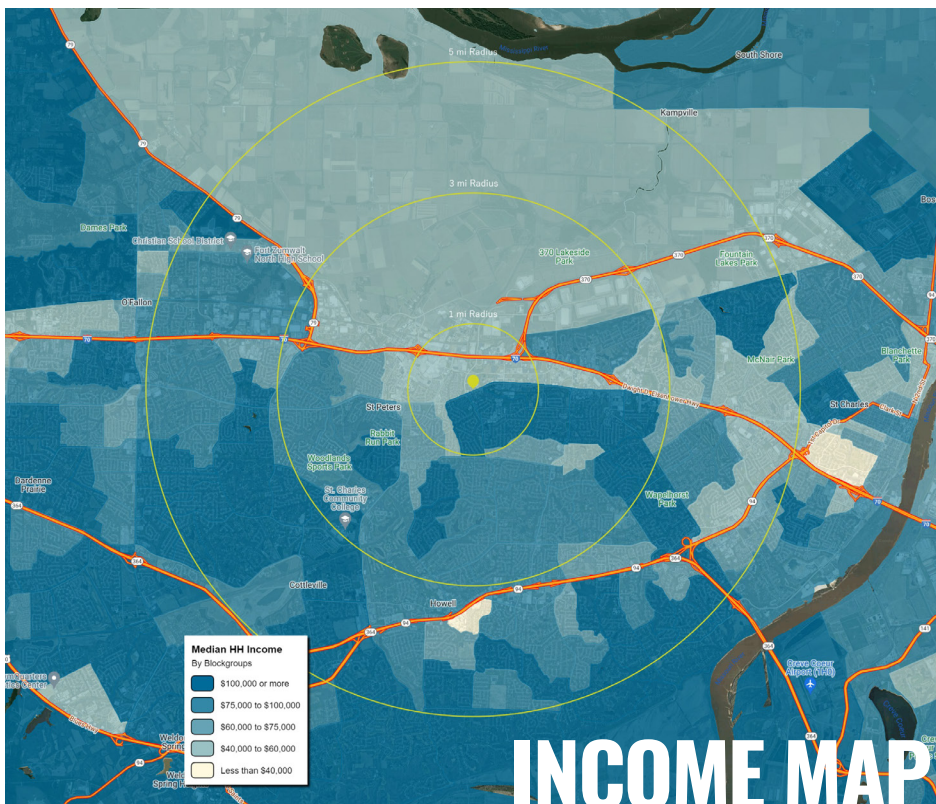
314.818.1564 (OFFICE)  
314.852.8234 (MOBILE)  
Joe@LocationCRE.com

SARAH EGART

314.818.1561 (OFFICE)  
636.675.4444 (MOBILE)  
Sarah.Egart@LocationCRE.com

IAN SILBERMAN

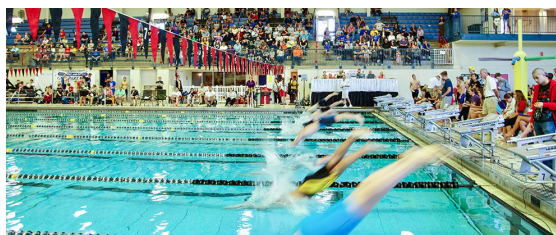
314.818.1560 (OFFICE)  
314.409.9904 (MOBILE)  
ian@LocationCRE.com



Nationally recognized as a great place to live, the City of St. Peters, Missouri offers affordable, quality living with top-notch amenities and services. Calling it "an ideal place to start a family," Money Magazine has ranked the City of St. Peters No. 15 in its Top 100 Best Places to Live in America for 2017, giving St. Peters its highest ranking ever in its fourth time on the list. St. Peters was Money Magazine's highest-rated community from Missouri for 2017. The publication previously ranked St. Peters among its Top 100 Best Places to Live in 2008, 2010 and 2012.

The city's economy continues to diversify with modern housing, numerous commercial enterprises, several shopping centers, support services and some industries. St. Peters sold the most homes in the St. Louis area in 2016 (1,317 homes) at the fourth-fastest rate (43 median days on the market), according to the St. Louis Business Journal. In April 2017, WalletHub ranked St. Peters the nation's 28th best small city to start a business. In 2017, more than two million square feet of commercial space opened in the City of St. Peters, including target 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. These new developments will provide more jobs for the people living in St. Peters and neighboring communities. Amazon opened their first Missouri fulfillment center in St. Peters, which employs approximately 1,500 full-time workers since opening in May 2019.

Often called the community's crown jewel, the St. Peters Rec-Plex at 5200 Mexico Road is home to family recreation and athletic events as well as fitness club-quality workout facilities, full accessible to all abilities. The Rec-Plex serves as a welcoming place year-round for people in the community to work out, get fit, and have fun. Built in 1994, the Rec-Plex opened to the U.S. Olympic Festival's aquatic events. For its 10-year anniversary, the Rec-Plex played host to the 2004 U.S. Olympic Diving Trials. In 2007, the Rec-Plex nearly doubled in size to 236,000 square feet with an expansion.



ANNUAL DEMOGRAPHICS

POPULATION



1 MILE  
8,962

3 MILES  
64,280

5 MILES  
167,138

HOUSEHOLDS



1 MILE  
3,808

3 MILES  
25,404

5 MILES  
66,956

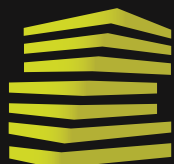
AVG HH INCOME



1 MILE  
\$97,902

3 MILES  
\$116,354

5 MILES  
\$123,745



# LOCATION.

commercial real estate



RESOURCES  
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.





# 5930 MEXICO RD

## MARKET AERIAL

JOE LODES

314.818.1564 (OFFICE)  
314.852.8234 (MOBILE)  
Joe@LocationCRE.com

SARAH EGART

314.818.1561 (OFFICE)  
636.675.4444 (MOBILE)  
Sarah.Egart@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)  
314.409.9904 (MOBILE)  
ian@LocationCRE.com



- 3.26 ACRES AVAILABLE FOR SALE
- LOCATED AT THE HIGHLY TRAFFICATED INTERSECTION OF MEXICO RD & SPENCER RD
- IDEAL OPPORTUNITY FOR RESTAURANT, RETAIL, AND MULTI-FAMILY
- 13,837 VPD ON MEXICO RD
- SURROUNDING RETAILERS INCLUDE MENARDS, HOODS, COSTCO, AND MID RIVERS MALL
- PLEASE CALL BROKER FOR PRICING