

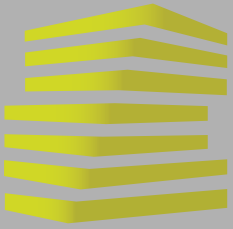
850

JUNGERMANN RD

ST. PETERS, MO



LOCATION.
commercial real estate



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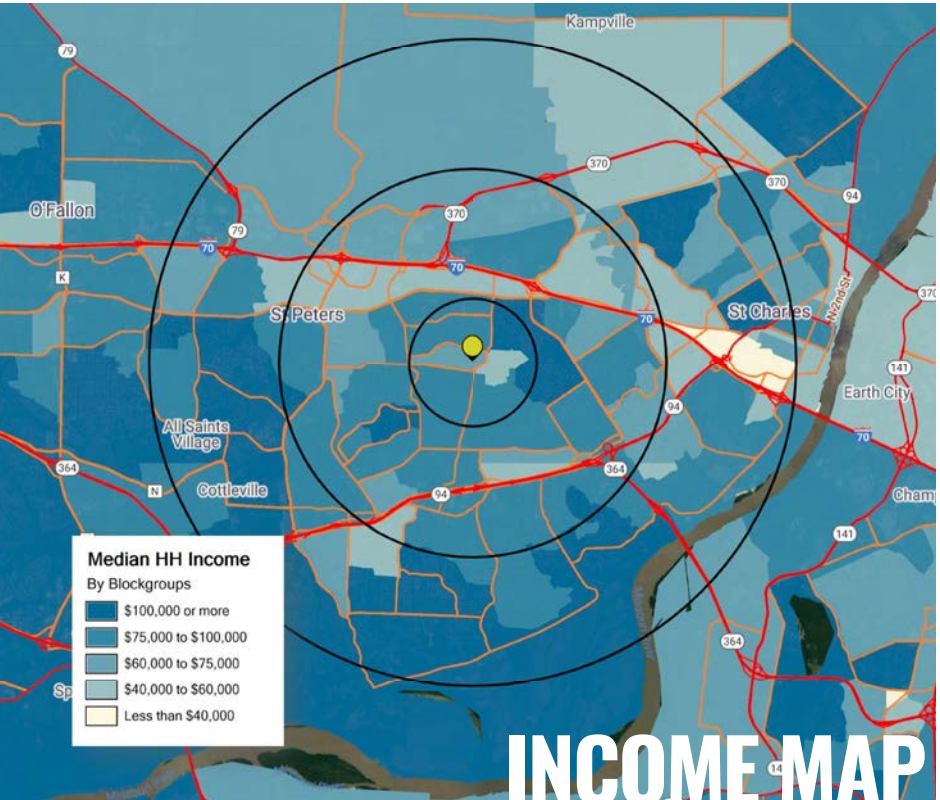
NEIGHBORHOOD VIBE

ALEX APTER

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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 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. 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.



2020 DEMOGRAPHICS

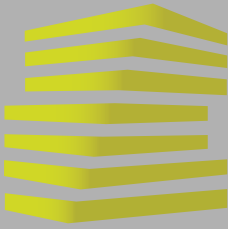
| POPULATION | HOUSEHOLDS | AVG HH INCOME | 1 MILE | 3 MILES | 5 MILES |
|------------|------------|---------------|-----------------|-----------------|------------------|
| | | | 13,982 | 84,998 | 180,037 |
| | | | 5,516 | 34,876 | 71,929 |
| | | | \$98,952 | \$96,138 | \$101,429 |

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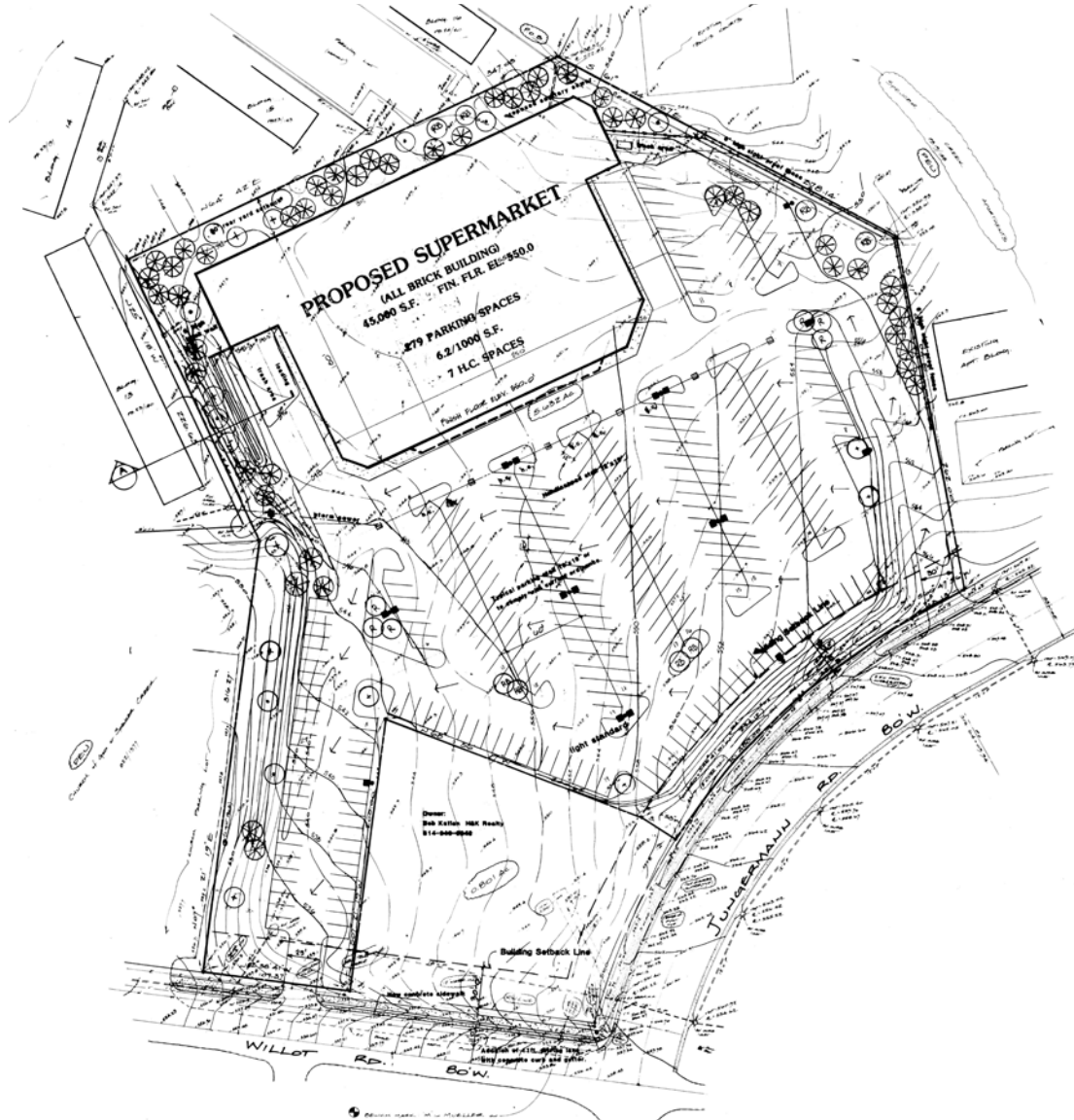
SITE PLAN + DETAILS

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- 46,904 SF LOCATED ON 5.58 ACRES
- BUILDING FOR SALE OR LEASE
- LOCATED AT THE SIGNALIZED INTERSECTION OF JUNGERMANN ROAD AND WILLOTT ROAD
- 19,042 VPD ON JUNGERMANN ROAD
- FOR SALE: \$3,499,000

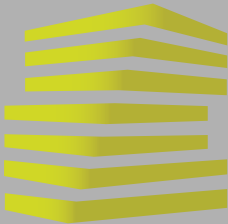


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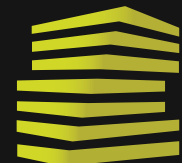
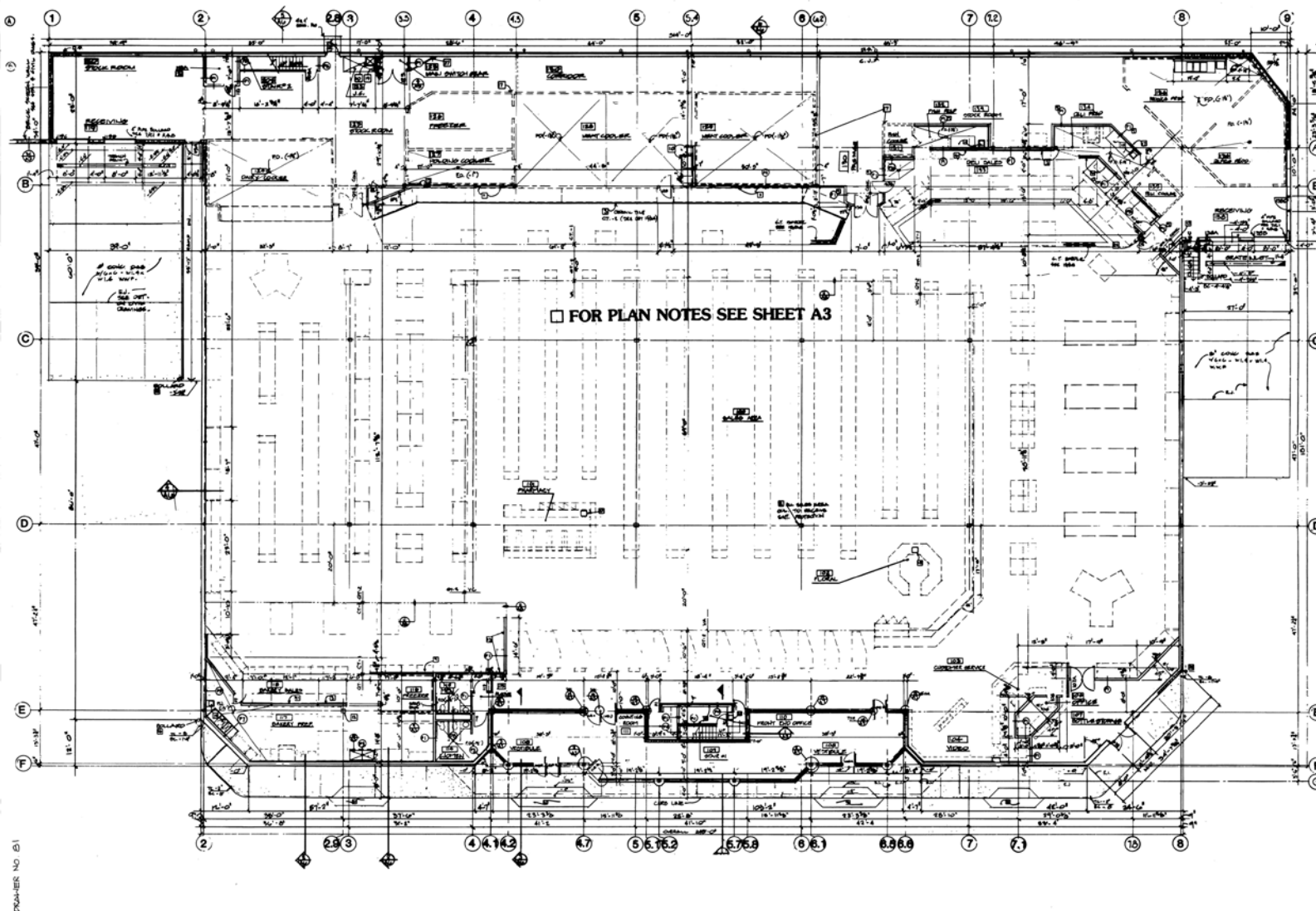
FLOOR PLAN

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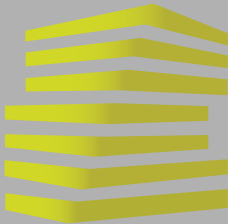
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ZOOM AERIAL

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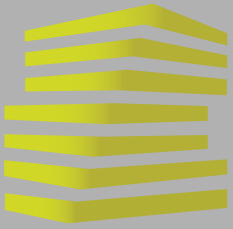
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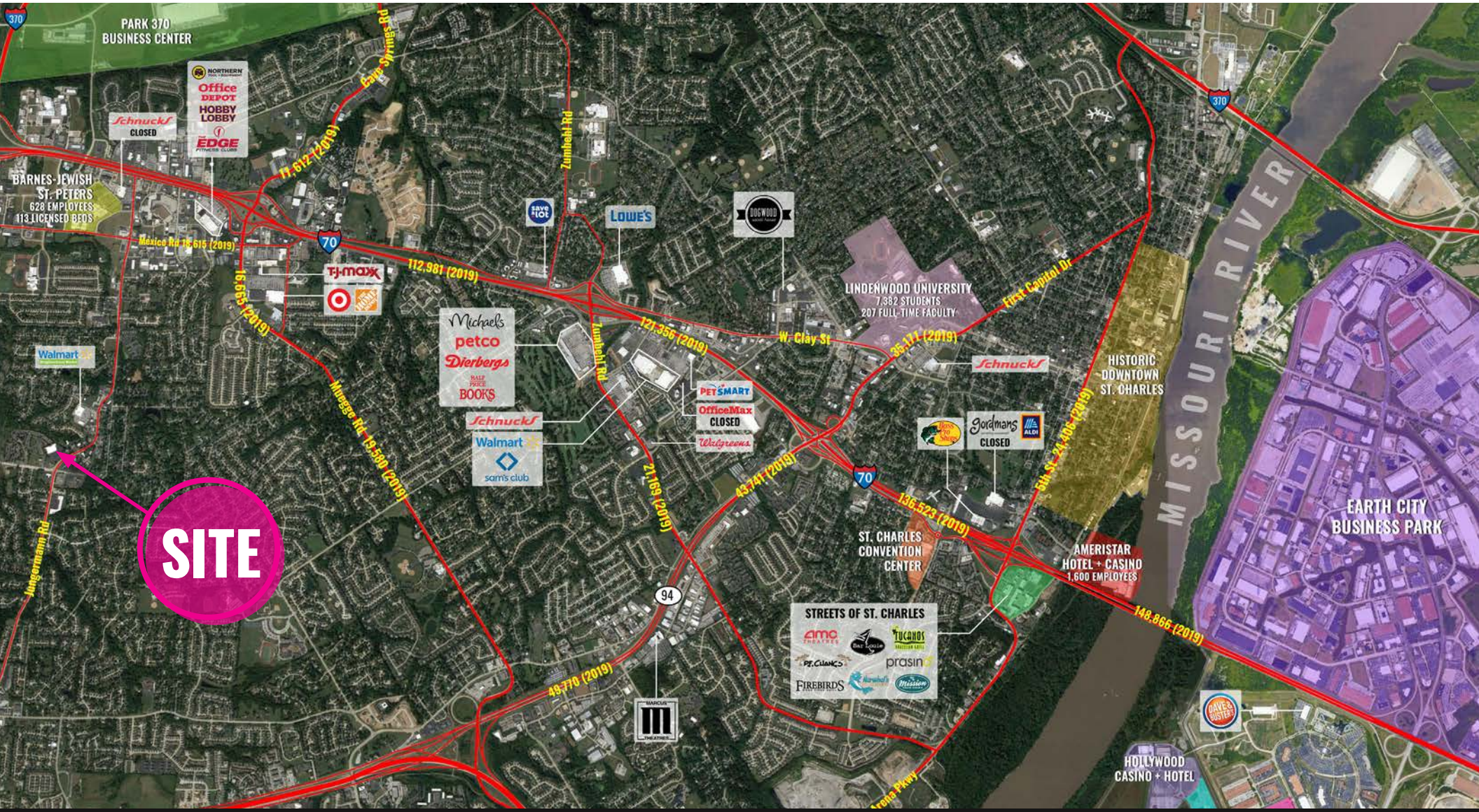


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MARKET AERIAL

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