

PRELEASING 10,746 SQ FT NEW CONSTRUCTION



**SW QUADRANT MEXICO
RD. & FIRST EXECUTIVE
AVE.**

Saint Peters, MO 63376

TONY GAGLIANO

PH: 636-359-2537

tony@corerealestatellc.com

GREG SCHOWE

PH: 314-369-8766

Gregschowe.core@gmail.com



Conceptual Image

- **DRIVE THRU ENDCAP**
- **60' DEPTH**
- **TRAFFIC SIGNAL INTERSECTION**
- **STRONG TRAFFIC COUNTS**

- ****WITHIN 1 MILE****
- **800+ NEW APARTMENTS**
- **50+ MEDICAL OFFICES**
- **BARNES JEWISH HOSPITAL**
- **2 HIGH SCHOOLS**
- **CITY REC-PLEX**

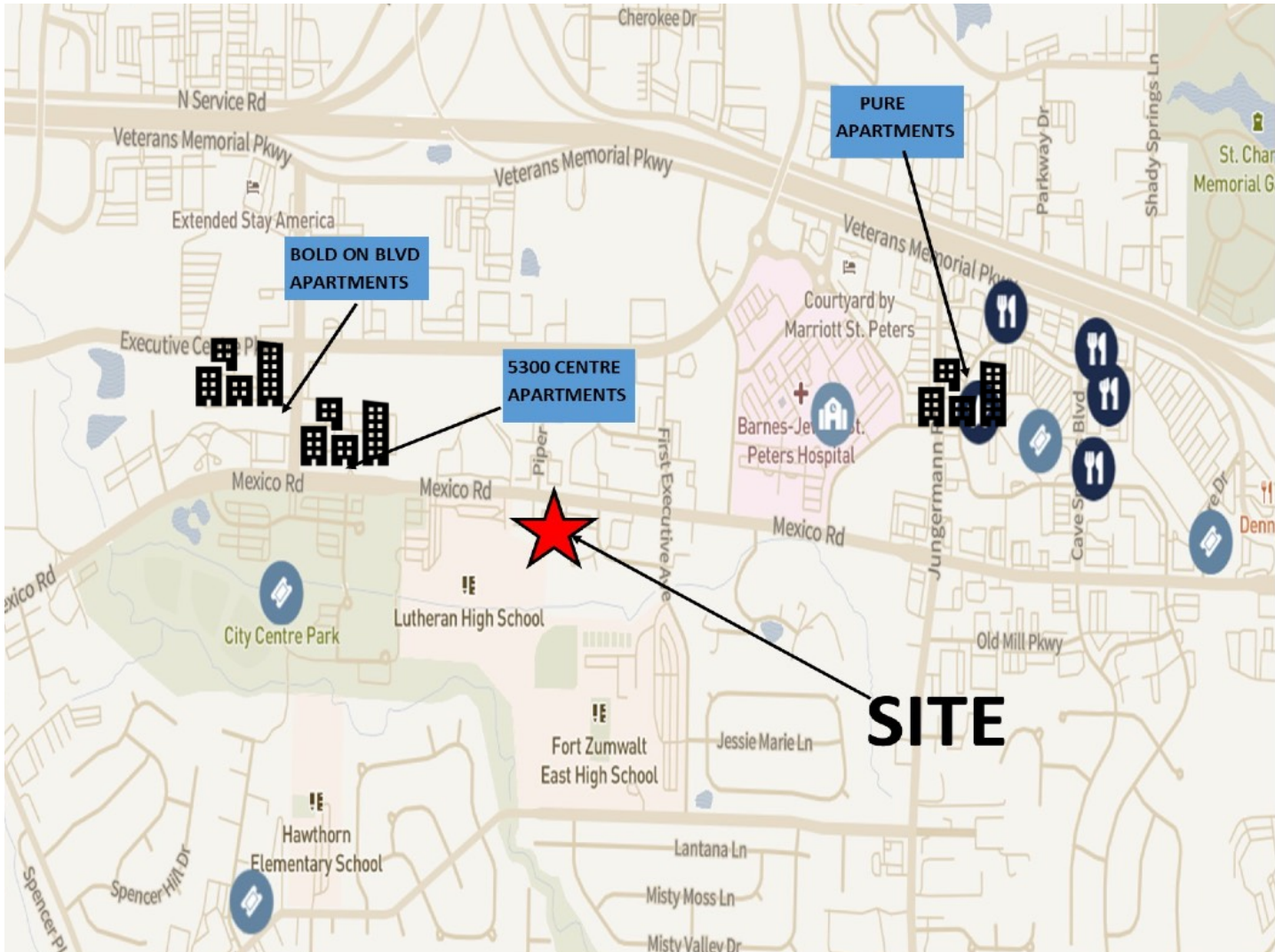
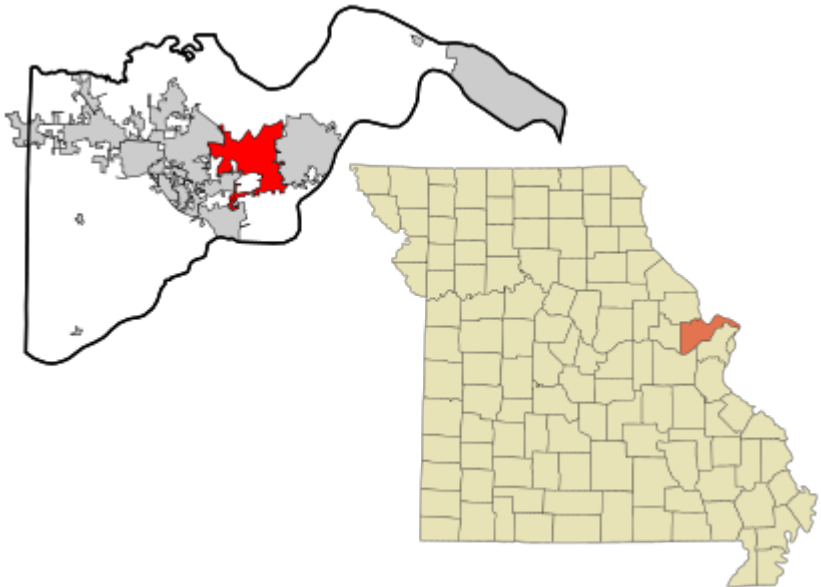
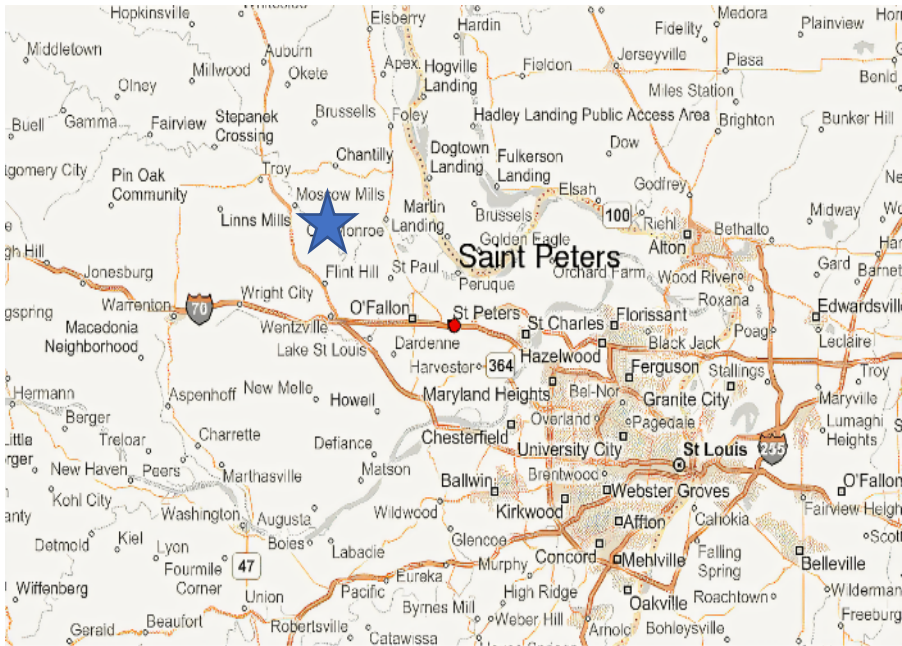


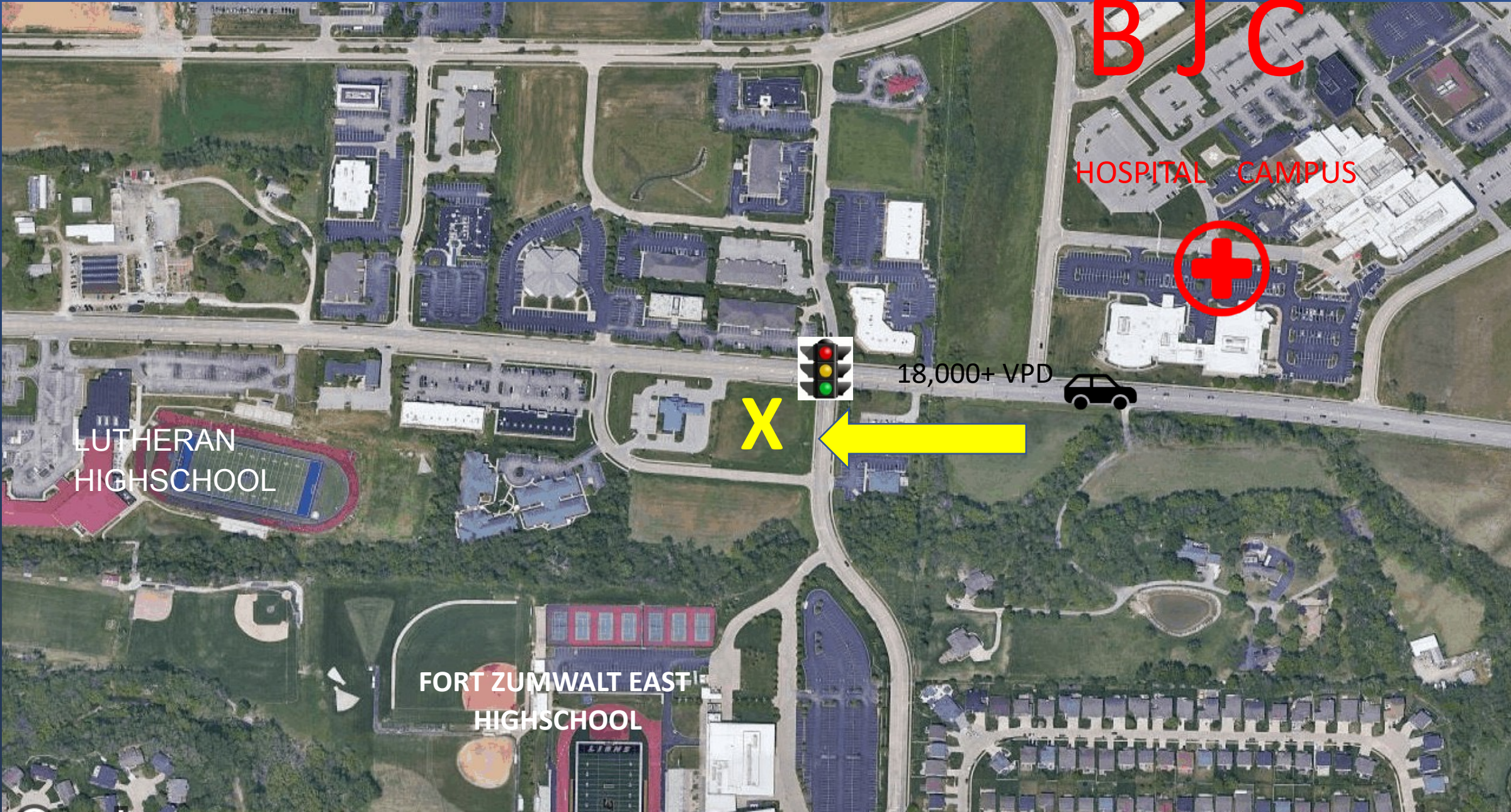
SIDE ELEVATION - DRIVE THRU VIEW
Conceptual Image

RETAILER MAP



800+ NEW APARTMENT UNITS WITHIN 5 MINUTES





BJC

HOSPITAL CAMPUS



18,000+ VPD



LUTHERAN HIGH SCHOOL

FORT ZUMWALT EAST HIGH SCHOOL

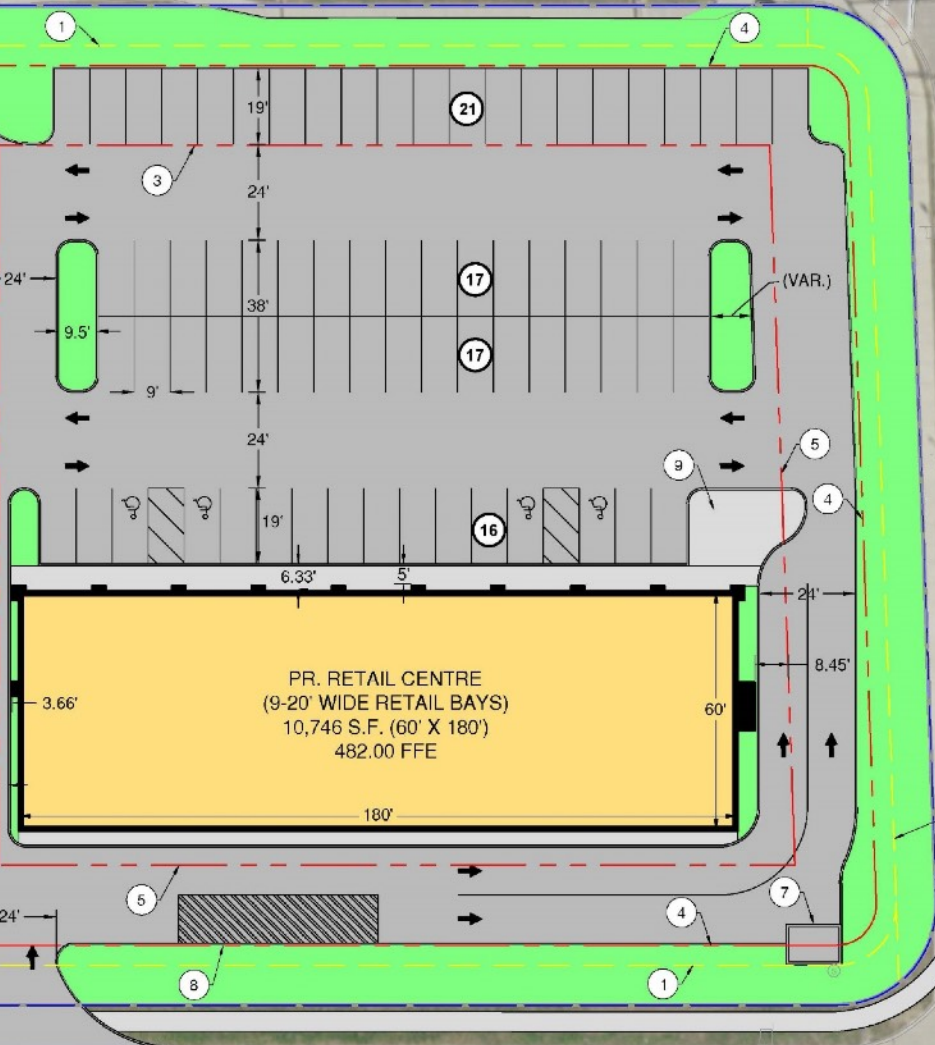
MEXICO (80 FOOT WIDE - PUBLIC) ROAD

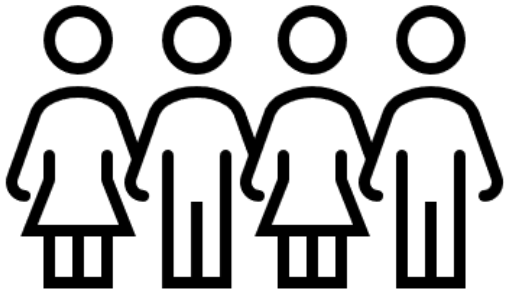


FIRST EXECUTIVE (60 FOOT WIDE - PUBLIC) AVENUE

KLONDIKE CROSSING (50 FOOT WIDE - PUBLIC)

N/F
NEIGHBORS
CREDIT UNION
DB 5620 PAGE 640





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
HOUSEHOLDS	3,408	26,116	59,672
POPULATION	8,414	66,616	79,337
AVG HH INCOME	\$79,492	\$79,337	\$78,452



18,000+ VPD



800 NEW APARTMENT UNITS WITHIN 1 MILE



1,600+ HIGH SCHOOL STUDENTS WITHIN ¼ MILE!

LOCATION DESCRIPTION

CORE REAL ESTATE GROUP, LLC is pleased to present a 10,746 square foot retail center located at the southwest corner of the signalized intersection of Mexico Rd. & Executive Ave in St. Peters MO. This parcel shares a Mexico Road entrance with Neighbors Credit Union. This site also has access available from Klondike Crossing, it is perfect for a drive thru building. 2 High Schools within ¼ of a mile, 3 new luxury apartment complexes (800+ units), Barnes Jewish Hospital, a First Class Recreational Facility (Rec-Plex), St. Peters City Hall and public parks. This area is also home to Office/Medical uses as well as many national retailers near Mid Rivers Mall, the areas Regional indoor mall. Customers are then connected by Mexico Road, Spencer Road, and Veterans Memorial Parkway as main artery thoroughfares. With traffic counts high, good access, a friendly and safe surrounding, and affordable land prices, what more could a retail tenant ask for?

St. Peters boast a great quality of life and has been named one of the top 100 Best Places to Live in America by Money[®] Magazine. With [25 parks](#) totaling 1,227.9 acres, including the 500-acre [370 Lakeside Park](#), outstanding schools, friendly neighborhoods, a thriving arts community and [Cultural Arts Centre](#), an award-winning [recycling program](#), world-class [St. Peters Rec-Plex](#), and [abundant shopping](#), we are a great place to live, work and play.



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following marketing packet is proprietary and confidential. The marketing packet is an unverified summary to provide information to a prospective purchaser. The information contained herein is not a substitute for an in depth due diligence process. Core Real Estate Group, LLC makes no warranty or representation regarding income or expenses for the subject property, the future projections, square footage, physical condition, improvements and or presence of hazardous materials or future plans of tenant occupying the property. All information contained in the marketing packet has been obtained by sources believed to be reliable and trustworthy.



TONY GAGLIANO

PH: 636-359-2537

tony@corerealestatellc.com

GREG SCHOWE

PH: 314-369-8766

Gregschowe.core@gmail.com