

# INVESTMENT FOR SALE

4064 N Cloverleaf Drive  
St. Peters, Missouri 63376

# MP



**Bldg. Size:** 14,440 sf  
**Space Available:** 100% Leased  
**Lot Size:** 1.7 Ac  
**# of Stories:** (1) One story  
**Year Built:** 1982  
**Zoning:** C-2  
**Municipality:** St. Peters  
**Topography:** Level  
**NOI:** \$148,020.84  
**Current Tenants:** World Martial Academy,  
Car Quest  
Budget and  
Chiropractor

**Sale Price:** **PRICE REDUCED**  
**\$1,630,000.00**

***100% Leased Investment Property!***

Located in St. Peters and visible to near I-70 and Cave Springs Blvd., near big box retailers and several restaurants.

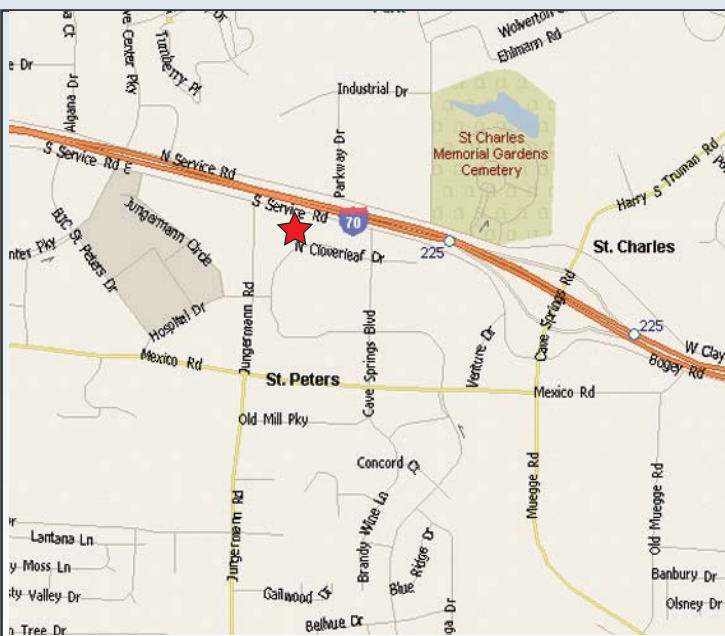
**DIRECTIONS:** I-70 to Cave Springs exit west, turn north on Mexico Road and east on Cave Springs Blvd. Property is located on the corner of Cave Springs and N Cloverleaf Dr.

## CONTACT:

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# Demographics

4064 N.Cloverleaf Drive  
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cloverleaf	4064 N Cloverleaf Dr Saint Peters, MO 63376 Radius: 1.0 mile	4064 N Cloverleaf Dr Saint Peters, MO 63376 Radius: 3.0 mile	4064 N Cloverleaf Dr Saint Peters, MO 63376 Radius: 5.0 mile
 Latitude: 38.794456			
 Longitude: -90.571087			
 2000 Total Population	4,265	63,633	152,325
2000 Group Quarters	0	366	2,963
2007 Total Population	5,577	68,369	166,551
2012 Total Population	6,642	75,380	184,790
2007 - 2012 Annual Rate	3.56%	1.97%	2.1%
 2000 Households	1,588	23,496	56,738
2000 Average Household Size	2.69	2.69	2.63
2007 Households	2,183	26,072	64,007
2007 Average Household Size	2.55	2.61	2.56
2012 Households	2,646	29,093	71,886
2012 Average Household Size	2.51	2.58	2.53
2007 - 2012 Annual Rate	3.92%	2.22%	2.35%
2000 Families	1,156	17,051	40,568
2000 Average Family Size	3.19	3.19	3.13
2007 Families	1,509	18,145	44,011
2007 Average Family Size	3.11	3.13	3.08
2012 Families	1,773	19,719	48,205
2012 Average Family Size	3.09	3.12	3.07
2007 - 2012 Annual Rate	3.28%	1.68%	1.84%
 <b>2000 Housing Units</b>	1,700	24,170	58,548
Owner Occupied Housing Units	72.2%	74.9%	74.6%
Renter Occupied Housing Units	23.3%	22.3%	22.3%
Vacant Housing Units	4.5%	2.8%	3.1%
<b>2007 Housing Units</b>	2,336	26,761	65,842
Owner Occupied Housing Units	68.8%	74.2%	74.4%
Renter Occupied Housing Units	24.7%	23.3%	22.8%
Vacant Housing Units	6.5%	2.6%	2.8%
<b>2012 Housing Units</b>	2,823	29,827	73,827
Owner Occupied Housing Units	67.5%	73.7%	74.1%
Renter Occupied Housing Units	26.2%	23.9%	23.3%
Vacant Housing Units	6.3%	2.5%	2.6%
<b>Median Household Income</b>			
2000	\$55,290	\$55,878	\$53,968
2007	\$67,541	\$69,087	\$67,300
2012	\$78,486	\$80,374	\$79,049
<b>Median Home Value</b>			
2000	\$115,732	\$113,607	\$112,768
2007	\$187,416	\$182,193	\$181,491
2012	\$207,189	\$197,764	\$195,811
<b>Per Capita Income</b>			
2000	\$21,787	\$23,838	\$23,218
2007	\$29,488	\$31,211	\$30,515
2012	\$35,357	\$37,551	\$36,825
<b>Median Age</b>			
2000	34.3	34.9	34.9
2007	36.9	37.0	36.7
2012	37.5	37.2	36.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.

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