

COMMERCIAL LAND FOR LEASE

Corner of Jungermann & McClay Roads

St. Peters, MO 63376

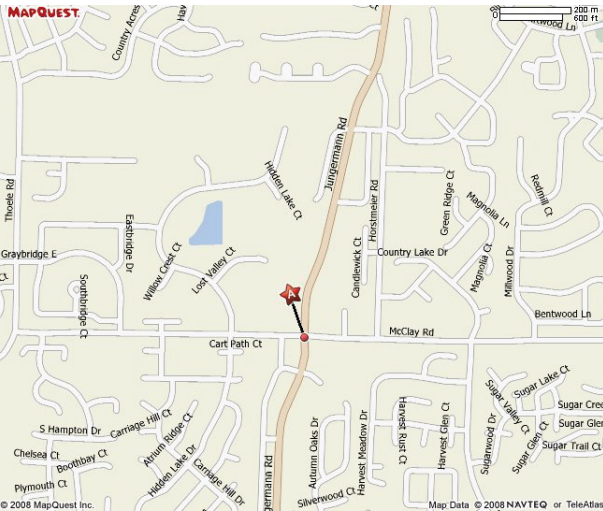


Owner will Build-to-Suit



DIRECTIONS: Property located just north of American Cleaners located at the NW corner of Jungermann and McClay Roads.

| | |
|---------------|--|
| Lot Size | 1.92 Acres 83,635.2 sf |
| Frontage | 240' along Jungermann Road |
| Zoning | C-2 |
| Municipality | Saint Peters |
| Topography | Gently Rolling |
| Utilities | At Site |
| 2011 Taxes | \$13,293.75 |
| Traffic Count | 19,613 (2009 @ Jungermann north of McClay Road) |
| Lease Rate: | \$80,000.00 per year land lease Owner will also build to suit |



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COMMERCIAL LAND FOR SALE

Jungermann @ McClay Road
St. Peters, MO 63376

38.757131, -90.586610

Longitude: -90.58661

Site Type: Ring

| | Radius: 1 Miles | Radius: 3 Miles | Radius: 5 Miles |
|---|-----------------|-----------------|-----------------|
|  2000 Total Population | 9,637 | 87,023 | 151,376 |
| 2000 Group Quarters | 33 | 261 | 1,182 |
| 2009 Total Population | 10,037 | 94,047 | 164,935 |
| 2014 Total Population | 10,334 | 98,002 | 173,029 |
| 2009 - 2014 Annual Rate | 0.58% | 0.83% | 0.96% |
|  2000 Households | 3,382 | 30,506 | 55,053 |
| 2000 Average Household Size | 2.84 | 2.84 | 2.73 |
| 2009 Households | 3,679 | 34,403 | 62,511 |
| 2009 Average Household Size | 2.72 | 2.73 | 2.62 |
| 2014 Households | 3,827 | 36,267 | 66,290 |
| 2014 Average Household Size | 2.69 | 2.7 | 2.59 |
| 2009 - 2014 Annual Rate | 0.79% | 1.06% | 1.18% |
| 2000 Families | 2,717 | 23,863 | 41,060 |
| 2000 Average Family Size | 3.2 | 3.24 | 3.19 |
| 2009 Families | 2,851 | 25,825 | 44,531 |
| 2009 Average Family Size | 3.12 | 3.18 | 3.13 |
| 2014 Families | 2,910 | 26,637 | 46,121 |
| 2014 Average Family Size | 3.12 | 3.17 | 3.13 |
| 2009 - 2014 Annual Rate | 0.41% | 0.62% | 0.7% |
|  2000 Housing Units | 3,426 | 31,104 | 56,572 |
| Owner Occupied Housing Units | 88.3% | 84.5% | 77.9% |
| Renter Occupied Housing Units | 10.2% | 13.4% | 19.4% |
| Vacant Housing Units | 1.5% | 2.0% | 2.8% |
| 2009 Housing Units | 3,765 | 35,556 | 65,371 |
| Owner Occupied Housing Units | 86.0% | 81.5% | 74.3% |
| Renter Occupied Housing Units | 11.7% | 15.3% | 21.3% |
| Vacant Housing Units | 2.3% | 3.2% | 4.4% |
| 2014 Housing Units | 3,921 | 37,549 | 69,484 |
| Owner Occupied Housing Units | 85.6% | 81.0% | 73.7% |
| Renter Occupied Housing Units | 12.0% | 15.6% | 21.7% |
| Vacant Housing Units | 2.4% | 3.4% | 4.6% |
| Median Household Income | | | |
| 2000 | \$63,042 | \$61,279 | \$58,114 |
| 2009 | \$79,797 | \$78,415 | \$75,389 |
| 2014 | \$86,162 | \$83,860 | \$79,080 |
| Median Home Value | | | |
| 2000 | \$118,393 | \$119,191 | \$118,684 |
| 2009 | \$177,536 | \$181,266 | \$181,306 |
| 2014 | \$218,202 | \$221,553 | \$221,744 |
| Per Capita Income | | | |
| 2000 | \$23,270 | \$24,101 | \$24,108 |
| 2009 | \$31,534 | \$32,480 | \$32,866 |
| 2014 | \$32,589 | \$33,792 | \$34,269 |
| Median Age | | | |
| 2000 | 34.5 | 34.4 | 34.7 |
| 2009 | 36.8 | 36.0 | 36.0 |
| 2014 | 37.1 | 36.1 | 36.1 |

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 2009 and 2014.