

# RETAIL/OFFICE FOR LEASE

235 JUNGERMANN RD  
ST. PETERS, MO 633776



## Space Available:

Upper Level

Suite 201 - 1,200 sf (restaurant)

Suite 202 - 1,200 sf (restaurant)

Suite 206 - 1,200 sf (dentist)

Suite 211 - 1,200 sf (office)

Lower Level Retail

Suites 100, 101, 103 and 103

each 1,200sf - can be combined for 4,800 sf

Parking:

Ample

Frontage: On Jungermann Road

Lease Rate: \$12.00/sf gross

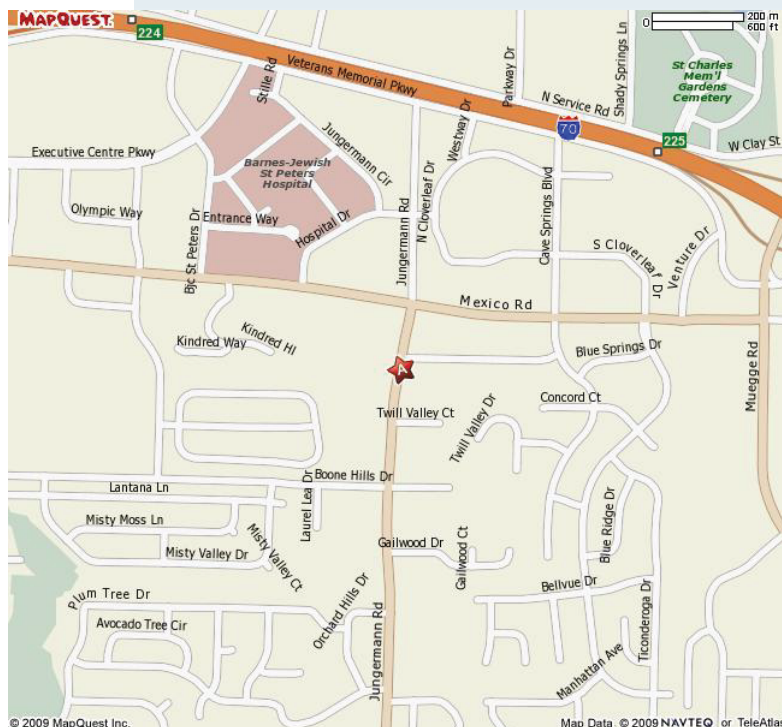
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	235 Jungermann Rd Saint Peters, MO 63376 Radius: 1.0 mile	235 Jungermann Rd Saint Peters, MO 63376 Radius: 3.0 mile	235 Jungermann Rd Saint Peters, MO 63376 Radius: 5.0 mile
Latitude 38.7896			
Longitude -90.5768			
 2000 Total Population	5,881	70,623	156,690
2000 Group Quarters	19	329	2,757
2008 Total Population	7,136	75,000	170,300
2013 Total Population	7,904	81,242	185,503
2008 - 2013 Annual Rate	2.07%	1.61%	1.72%
 2000 Households	2,137	25,885	57,788
2000 Average Household Size	2.74	2.72	2.66
2008 Households	2,697	28,682	65,266
2008 Average Household Size	2.64	2.6	2.57
2013 Households	3,019	31,457	71,910
2013 Average Household Size	2.61	2.57	2.54
2008 - 2013 Annual Rate	2.28%	1.86%	1.96%
2000 Families	1,645	19,115	41,916
2000 Average Family Size	3.17	3.19	3.15
2008 Families	1,953	20,139	45,175
2008 Average Family Size	3.17	3.15	3.12
2013 Families	2,127	21,507	48,523
2013 Average Family Size	3.19	3.16	3.14
2008 - 2013 Annual Rate	1.72%	1.32%	1.44%
 2000 Housing Units	2,158	26,574	59,505
Owner Occupied Housing Units	83.4%	77.2%	75.9%
Renter Occupied Housing Units	15.4%	20.1%	21.1%
Vacant Housing Units	1.2%	2.6%	3.0%
2008 Housing Units	2,758	29,583	67,515
Owner Occupied Housing Units	78.7%	74.0%	73.4%
Renter Occupied Housing Units	19.1%	23.0%	23.2%
Vacant Housing Units	2.2%	3.0%	3.3%
2013 Housing Units	3,101	32,505	74,501
Owner Occupied Housing Units	77.1%	72.6%	72.3%
Renter Occupied Housing Units	20.3%	24.2%	24.2%
Vacant Housing Units	2.6%	3.2%	3.5%
<b>Median Household Income</b>			
2000	\$56,914	\$57,027	\$54,923
2008	\$71,070	\$72,479	\$70,766
2013	\$82,715	\$84,700	\$83,784
<b>Median Home Value</b>			
2000	\$112,905	\$113,648	\$113,768
2008	\$179,319	\$180,453	\$181,308
2013	\$184,787	\$186,500	\$187,188
<b>Per Capita Income</b>			
2000	\$21,268	\$23,556	\$23,290
2008	\$28,960	\$31,970	\$31,752
2013	\$35,208	\$39,475	\$39,436
<b>Median Age</b>			
2000	34.8	34.8	34.7
2008	36.8	36.8	36.3
2013	37.2	37.2	36.7

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 2008 and 2013.



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