

# OFFICE FOR LEASE

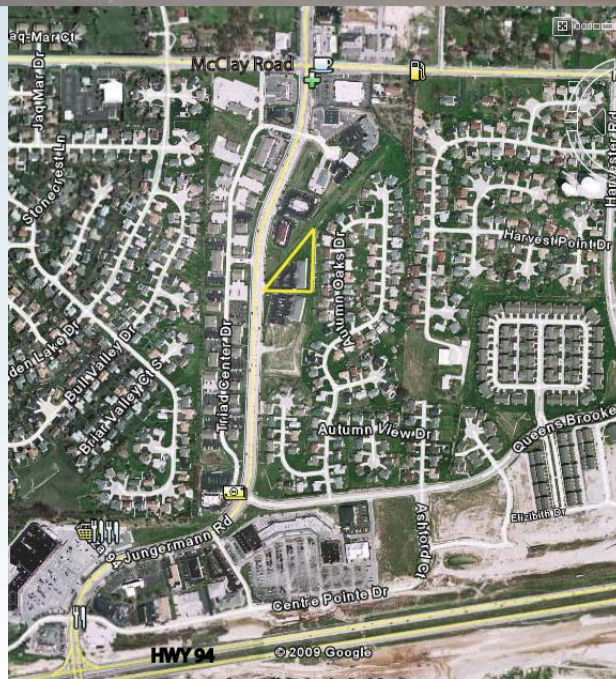
1395 JUNGERMANN RD.  
ST. PETERS, MO 633776



**Building Size:** 6,518 sf  
**Available space:** Suite A  
1500 sf.  
**Zoning:** C-2  
**Traffic Count:** 18,187 Jungermann Rd  
N of 94  
**Parking:** 4.5/1000  
**Taxes:** \$21,585.77 (2010)  
**Lease Rate:** \$13.00/sf plus NNN  
NNN = \$3.95/sq.ft.

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**DIRECTIONS:** Hwy 94 to north on Jungermann Road.  
1/2 mile up on right.



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# Interior Photos

1395 Jungermann Rd  
St. Peters, MO 63376



# FLOOR PLAN

1395 Jungermann Rd  
St. Peters, MO 63376

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# DEMOGRAPHICS




1395 Jungermann Rd  
St. Peters, MO 63376



1395 Jungermann Rd, St Peter...

Latitude: 38.753902  
Longitude: -90.58683

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	8,879	88,661	149,634
2000 Group Quarters	35	267	1,038
2010 Total Population	9,310	95,531	162,348
2015 Total Population	9,618	98,793	168,594
2010 - 2015 Annual Rate	0.65%	0.67%	0.76%
 2000 Households	3,257	30,763	54,374
2000 Average Household Size	2.72	2.87	2.73
2010 Households	3,558	34,509	61,258
2010 Average Household Size	2.61	2.76	2.63
2015 Households	3,716	38,052	64,189
2015 Average Household Size	2.58	2.73	2.61
2010 - 2015 Annual Rate	0.87%	0.88%	0.94%
2000 Families	2,525	24,302	40,582
2000 Average Family Size	3.13	3.26	3.19
2010 Families	2,659	26,264	43,887
2010 Average Family Size	3.07	3.2	3.14
2015 Families	2,732	27,020	45,252
2015 Average Family Size	3.06	3.2	3.14
2010 - 2015 Annual Rate	0.54%	0.57%	0.61%
 2000 Housing Units	3,308	31,359	55,889
Owner Occupied Housing Units	87.4%	85.6%	77.9%
Renter Occupied Housing Units	10.9%	12.4%	19.3%
Vacant Housing Units	1.7%	2.0%	2.8%
2010 Housing Units	3,654	35,691	64,190
Owner Occupied Housing Units	84.2%	82.0%	73.9%
Renter Occupied Housing Units	13.2%	14.7%	21.5%
Vacant Housing Units	2.6%	3.3%	4.6%
2015 Housing Units	3,848	37,694	68,248
Owner Occupied Housing Units	83.1%	80.8%	72.6%
Renter Occupied Housing Units	13.5%	14.8%	21.5%
Vacant Housing Units	3.4%	4.4%	5.9%
<b>Median Household Income</b>			
2000	\$60,980	\$61,957	\$58,245
2010	\$81,525	\$81,763	\$77,601
2015	\$100,383	\$99,150	\$90,863
<b>Median Home Value</b>			
2000	\$115,556	\$120,397	\$119,020
2010	\$169,446	\$176,635	\$175,361
2015	\$208,228	\$217,576	\$216,079
<b>Per Capita Income</b>			
2000	\$23,103	\$24,157	\$24,135
2010	\$32,491	\$33,228	\$33,415
2015	\$36,042	\$36,824	\$37,162
<b>Median Age</b>			
2000	34.4	34.4	34.7
2010	36.8	36.1	36.1
2015	37.1	36.3	36.2

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 2010 and 2015.