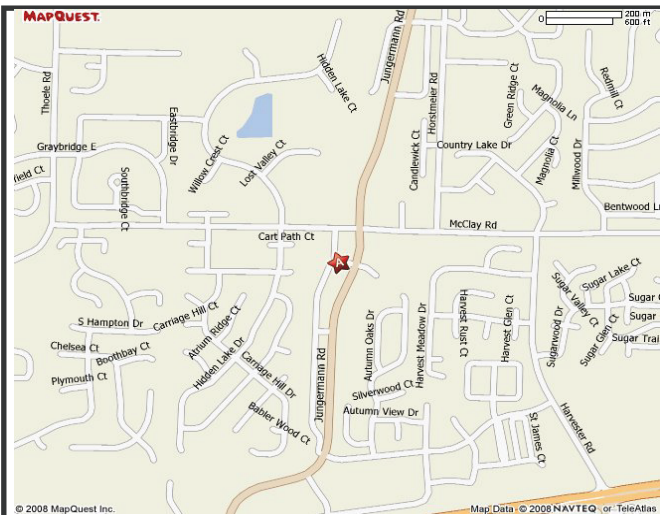


RETAIL FOR SALE/LEASE



1320 TRIAD CENTER ST. PETERS, MO 63376



Lot Size:	1.9 acres
Bldg Size:	5,440 sf
Frontage:	300'
# of Stories:	One (1)
Year Built:	1998
Zoning:	C-3 General Commercial
Municipality:	St. Peters
Topography:	Flat
Utilities:	To Site
Parking:	6/1000
Taxes:	16,142.38/2007
Lease Rate:	\$2/sf Land Lease
Sale Price:	\$1.2 million

Excellent restaurant location at the corner of Jungermann and McClay Rd in St. Peters. Perfect for a restaurant, C-store, medical office or dry cleaners

DIRECTIONS: Hwy 94 to NW on Jungermann Rd. Go Left (SW) on McClay Rd. Property is on left.



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Mike Hurley

mhurley@ccim.net

314-484-1469 mobile

636-669-9111 office

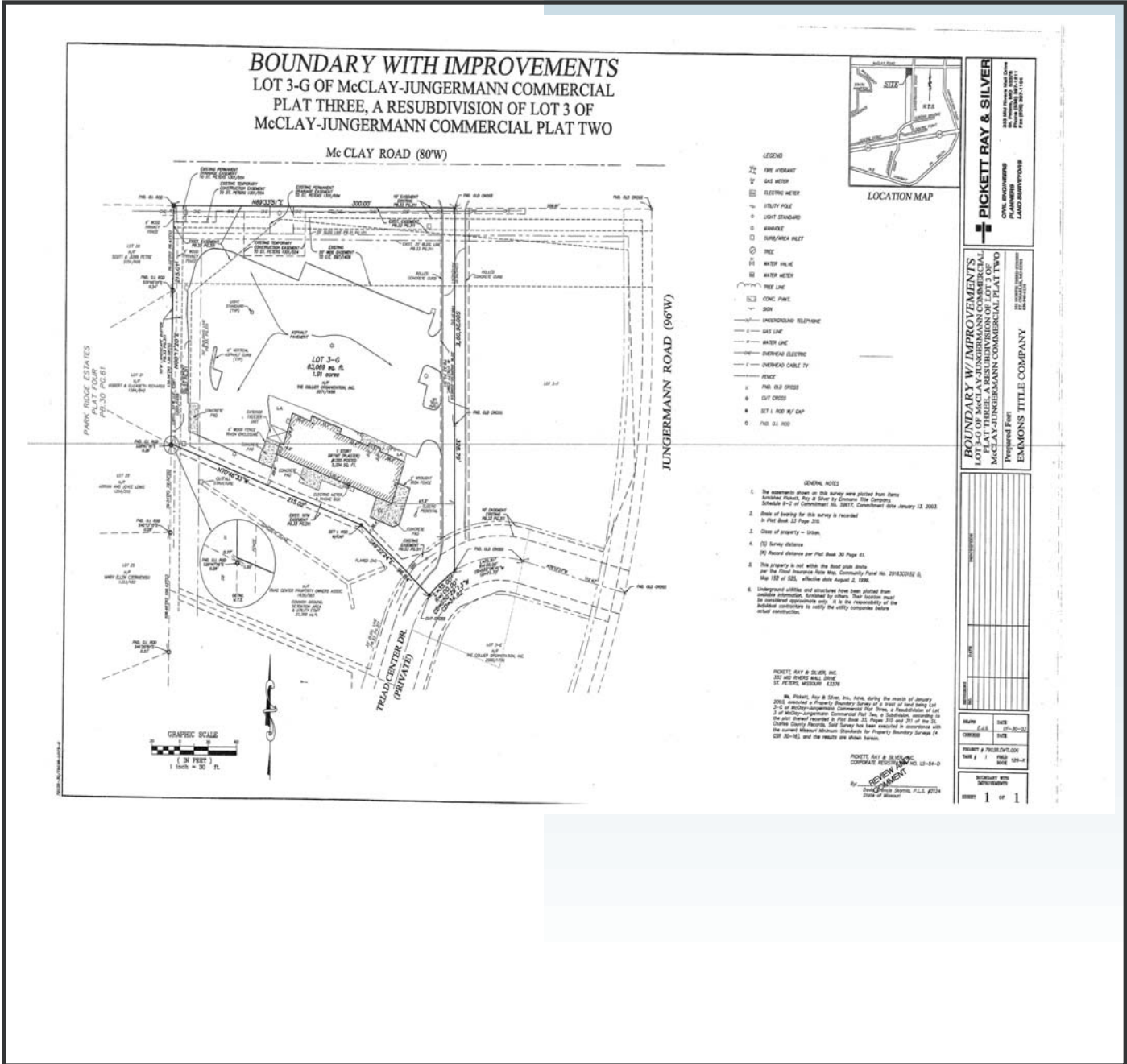
636-669-9117 fax

2010 Bluestone Drive

St. Charles, Missouri 63303

RETAIL FOR SALE/LEASE

FLOOR PLAN
1320 TRIAD CENTER
ST PETERS, MO 63376



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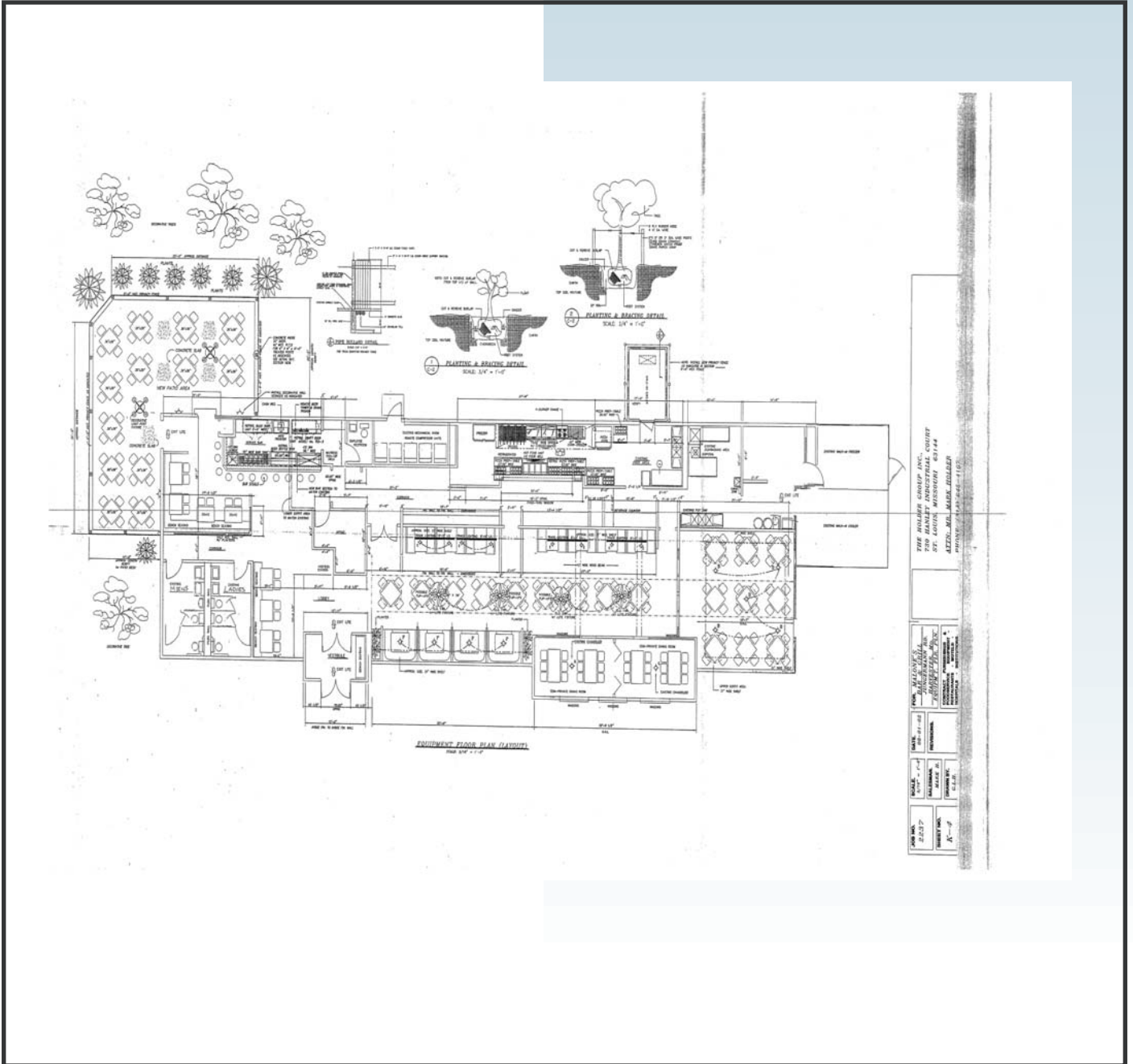
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RETAIL FOR SALE/LEASE

FLOOR PLAN
1320 TRIAD CENTER
ST PETERS, MO 63376



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RETAIL FOR SALE OR LEASE



DEMOGRAPHICS 1320 TRIAD CENTER ST PETERS, MO 63376

Latitude	38.7624	1320 Sangermann Rd Saint Peters, MO 63376 Radius: 1.0 mile	1320 Sangermann Rd Saint Peters, MO 63376 Radius: 3.0 mile	1320 Sangermann Rd Saint Peters, MO 63376 Radius: 5.0 mile
				
2000 Total Population		13,581	88,049	155,271
2000 Group Quarters		33	265	2,310
2007 Total Population		14,139	96,459	172,371
2012 Total Population		15,374	107,200	192,526
2007 - 2012 Annual Rate		1.69%	2.13%	2.24%
				
2000 Households		4,724	31,260	55,945
2000 Average Household Size		2.87	2.81	2.73
2007 Households		5,078	35,415	64,006
2007 Average Household Size		2.78	2.72	2.66
2012 Households		5,585	39,847	72,310
2012 Average Household Size		2.75	2.68	2.63
2007 - 2012 Annual Rate		1.92%	2.39%	2.47%
2000 Families		3,774	24,145	41,622
2000 Average Family Size		3.25	3.23	3.2
2007 Families		3,937	26,442	46,035
2007 Average Family Size		3.19	3.16	3.14
2012 Families		4,248	29,106	50,876
2012 Average Family Size		3.17	3.15	3.13
2007 - 2012 Annual Rate		1.53%	1.94%	2.02%
				
2000 Housing Units		4,777	31,974	57,505
Owner Occupied Housing Units		88.0%	82.8%	77.6%
Renter Occupied Housing Units		10.7%	15.0%	19.6%
Vacant Housing Units		1.3%	2.2%	2.8%
2007 Housing Units		5,127	36,165	65,601
Owner Occupied Housing Units		87.9%	82.4%	77.6%
Renter Occupied Housing Units		11.1%	15.5%	20.0%
Vacant Housing Units		1.0%	2.1%	2.4%
2012 Housing Units		5,652	40,737	74,070
Owner Occupied Housing Units		87.3%	81.9%	77.3%
Renter Occupied Housing Units		11.5%	15.9%	20.4%
Vacant Housing Units		1.2%	2.2%	2.4%
Median Household Income				
2000		\$62,699	\$60,560	\$57,758
2007		\$77,472	\$75,671	\$72,991
2012		\$90,171	\$87,262	\$85,013
Median Home Value				
2000		\$114,309	\$118,502	\$117,943
2007		\$183,151	\$189,944	\$189,966
2012		\$199,037	\$208,144	\$208,221
Per Capita Income				
2000		\$23,172	\$24,007	\$23,879
2007		\$30,251	\$31,497	\$31,802
2012		\$36,273	\$38,062	\$38,742
Median Age				
2000		34.3	34.4	34.5
2007		37.4	36.6	36.3
2012		37.6	36.6	36.4

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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