

FOR SALE

4800 MEXICO ROAD | ST. PETERS, MO 63376

TRI-COUNTY MEDICAL OFFICE SUITE

14,000 S.F. Available

\$1,625,000.00



SCAN HERE!



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.

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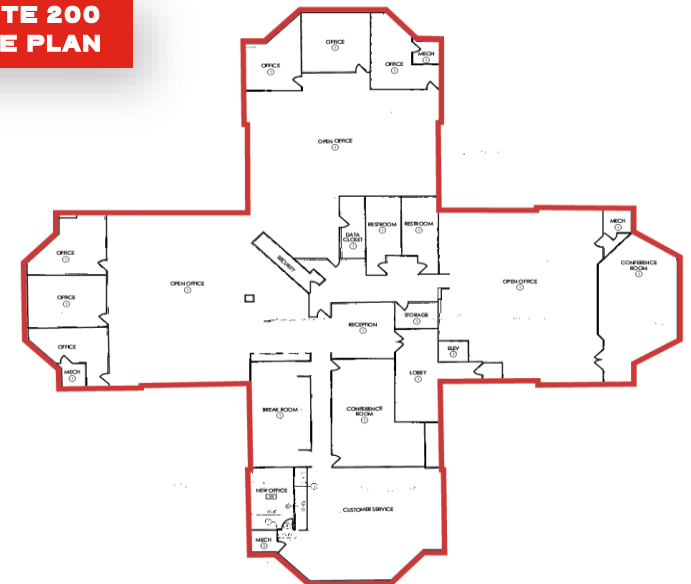
PROPERTY INFORMATION



PROPERTY FEATURES

Condo Size	14,000 Square Feet
Lot Size	2 Acres
Number of Floors	2
Year Built	2000
Zoning	SD-RC (Special District General Retail / Service Commercial)
Signage	Pylon Sign and Building Available on Mexico Road
Parking Spaces	157 parking spaces
Traffic Count	18,174 Vehicles Per Day

SUITE 200 SITE PLAN



PROPERTY OVERVIEW

- Full 2nd floor of 14,000 S.F. available for purchase.
- Leased through September 2023.
- Recent condominium sale comps within the building exceed \$150 PSF
- Floor plate has a large open plan, multiple office suites, breakrooms, restrooms, and high MEP capacity.
- The building renovated with a new roof in 2017

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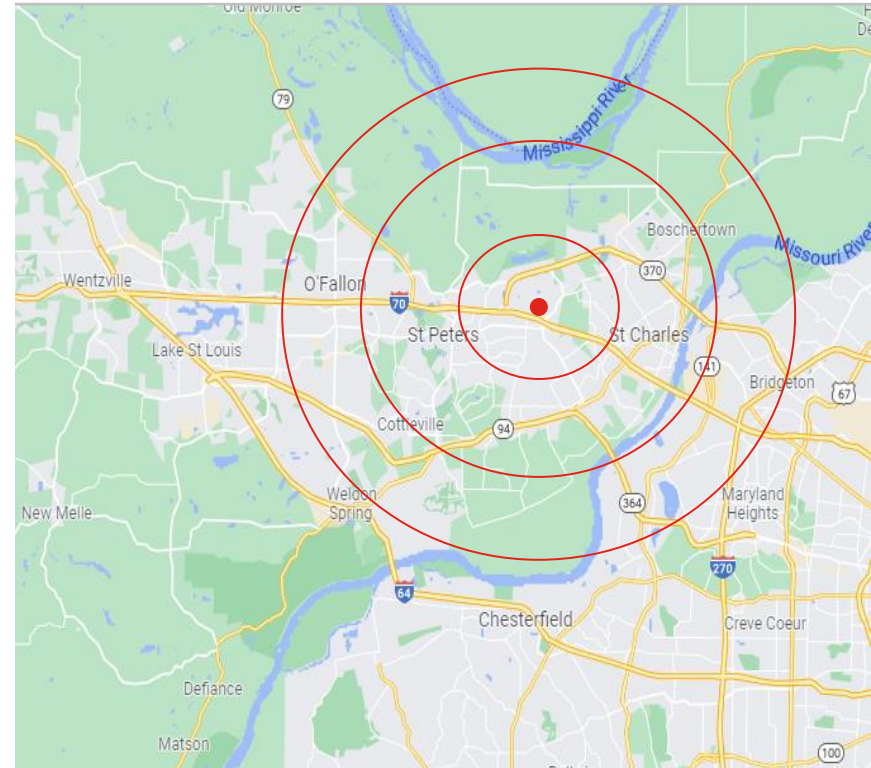
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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,667	60,190	155,452
Households	4,521	27,082	65,559
Average Household Income	\$55,737	\$56,796	\$52,512
Median Household Income	\$89,171	\$83,989	\$78,178



LOCATION OVERVIEW

- Strategically positioned in the heart of St. Charles County's primary office sub-market.
- Immediate proximity to I-70 and HWY 370
- Area stakeholders include BJC, the City of St. Peters, and St. Peters Rec-Plex.
- Join the fast-growing St. Peters Special District

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