



**CAVE SPRINGS  
RETAIL CENTER**

SCAN HERE!



**MARK CLARKSON**

Phone: 314.647.6611 ext. 127  
[MClarkson@ManorRealEstate.com](mailto:MClarkson@ManorRealEstate.com)

**1049 CAVE SPRINGS BOULEVARD**

**ST. PETERS, MO 63376**

**\$14.00 PER S.F. N.N.N.**

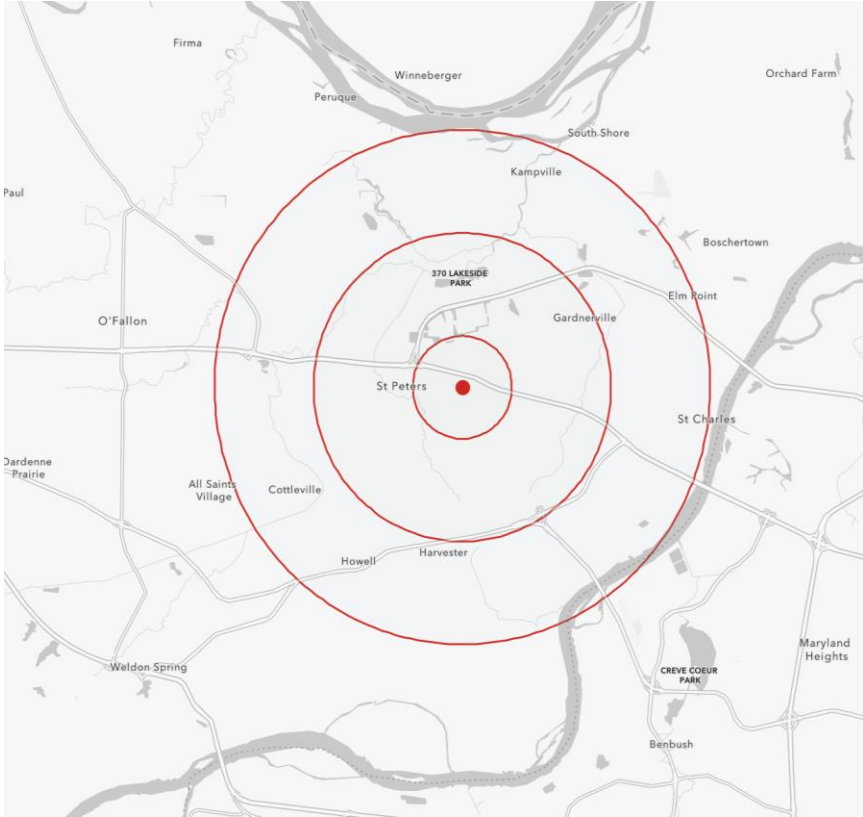
**1,400 SQUARE FEET AVAILABLE**

### PROPERTY INFORMATION



- **LAST RETAIL STOREFRONT AVAILABLE AT CAVE SPRINGS RETAIL CENTER**
- **PROPERTY IS IN THE STRONG ST. CHARLES/ST. PETERS RETAIL CORRIDOR**
- **HIGHLY TRAFFICKED LOCATION WITH 19,303 V.P.D. ON MEXICO ROAD AND ROUGHLY 114,371 V.P.D. ON INTERSTATE-70**
- **EASILY ACCESSIBLE TO INTERSTATE-70, JUNGERMANN ROAD, MANCHESTER ROAD, AND CAVE SPRINGS BOULEVARD**
- **N.N.N. = \$3.00 PER SQUARE FOOT**
- **NEIGHBORING SALON, FITNESS, GAMING, AND PET CARE**
- **SIGNAGE AVAILABLE ON BUILDING RACEWAY**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		6,693	71,780	176,435
HOUSEHOLDS		2,812	29,804	70,427
AVERAGE HH INCOME		\$119,360	\$96,287	\$98,268



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