



**MEXICO ROAD  
VILLAGE**

SCAN HERE!



**CALEB ANTHONIS**

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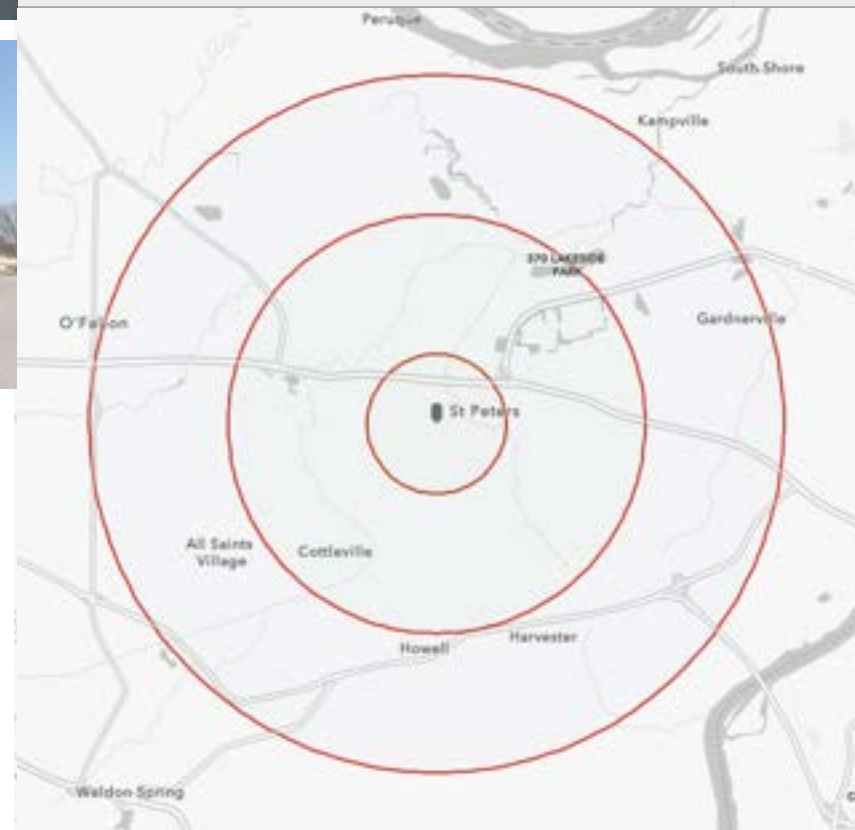
**6200-6260 MEXICO ROAD  
ST. PETERS, MO 63376  
1,000-2,000 S.F. | \$15.00/S.F. N.N.N.**

### PROPERTY INFORMATION



- **TURN-KEY RETAIL SUITE NOW AVAILABLE**
- **BUILDING & MONUMENT SIGNAGE AVAILABLE FOR TENANTS**
- **DIVERSE TENANT MIX**
- **HIGHLY VISIBLE ON MEXICO ROAD WITH 18K V.P.D.**
- **LESS THAN ¼ MILE TO I-70**
- **LOCATED IN ST. PETERS, MO WITH SIGNIFICANT GROWTH DRIVERS IN PLACE**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		9,635	64,945	164,940
HOUSEHOLDS		4,054	25,845	65,270
AVERAGE HH INCOME		\$80,879	\$90,503	\$91,765



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### SITE PLAN



### MEXICO ROAD VILLAGE

SUITE	SQUARE FOOTAGE	STATUS
6260	800	DBS DENTAL LAB
6240-6250	2,000	VACANT
6230	1,000	CARTER FAMILY RESALE
6220	1,000	VACANT
6200-6210	3,200	BEST WAY LAUNDROMAT

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AERIAL



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