



**SECOND GEN
RESTAURANT SPACE AT
MEXICO ROAD VILLAGE**

SCAN HERE!



CALEB ANTHONIS

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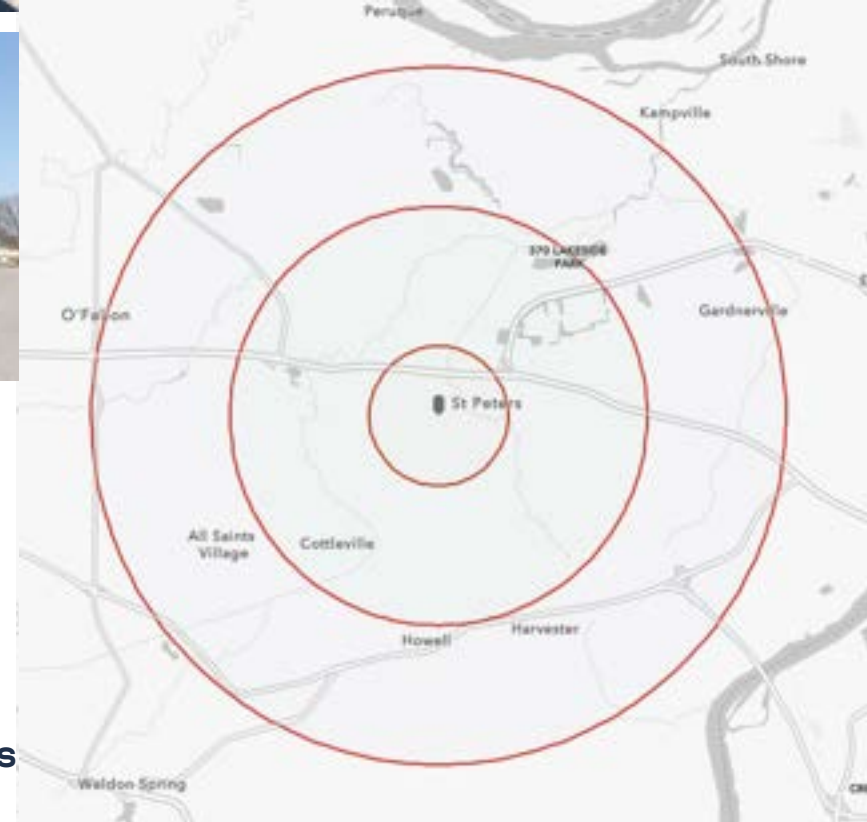
**6200-6260 MEXICO ROAD
ST. PETERS, MO 63376
2,000 S.F. | \$15.00/S.F. N.N.N.**

PROPERTY INFORMATION



- 2ND GEN RESTAURANT/FOOD SERVICE SPACE AVAILABLE WITH EXISTING HOOD AND RESTAURANT INFRASTRUCTURE
- 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	V-TWIN VAPORS
6200-6210	3,200	BEST WAY LAUNDROMAT

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AERIAL



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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 Lessee investigate fully.