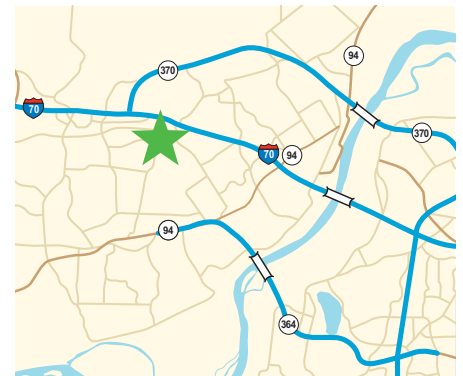




**4080 Mexico Road & 1040 Cave Springs Boulevard
St. Peters, MO 63376**

- Former Royal Oaks Chrysler Jeep Automotive Dealership
- Located 2 Blocks West of I-70/Cave Springs Interchange
- Excellent Visibility Along Mexico Road - Traffic Count: 40,917 VPD
- Zoned C3 Commercial
- Possible Redevelopment Site
- 4080 Mexico Road
 - 13,654 SF on 3 Acres (Will Divide)
 - Large Showroom and Office Area
 - Service Area with 5 Drive-In Doors and up to 12 Lift Bays
 - **Lease Rate: \$9.50/SF NNN**
 - **Sale Price: \$1,633,500**
- 1040 Cave Springs Boulevard
 - 9,900 SF on 1.1 Acres
 - Former Health/Fitness Center
 - Will Sell Separately From 4080 Mexico Road
 - **Lease Rate: \$5.00/SF NNN**
 - **Sale Price: \$625,000**



For more information, contact:

Keith Schneider, CCIM, SIOR

Mike Statter, CCIM, SIOR

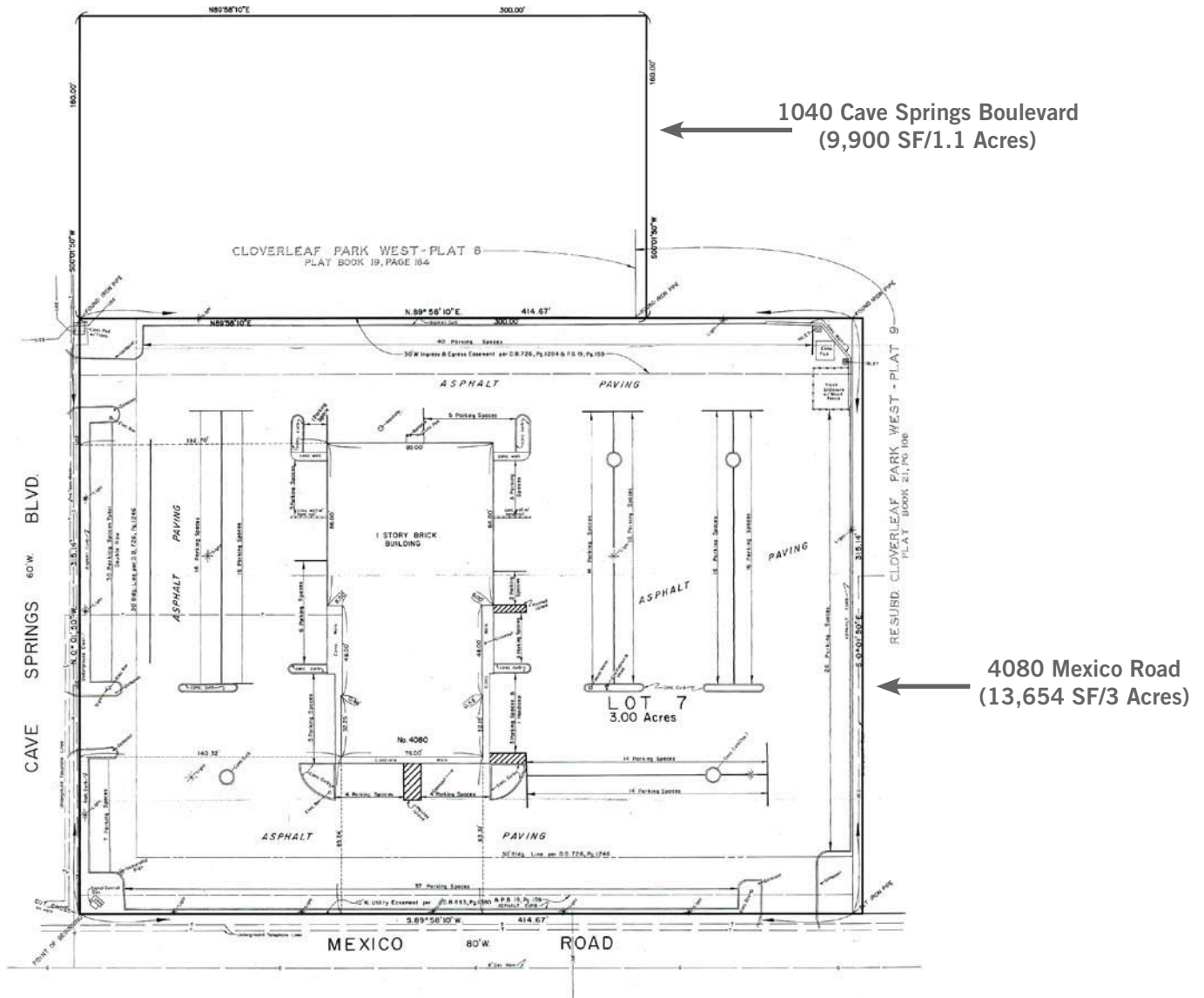
1551 Wall Street
Suite 200
St. Charles, Missouri 63303
636.949.9797

stlproperties.biz

Aerial & Photos

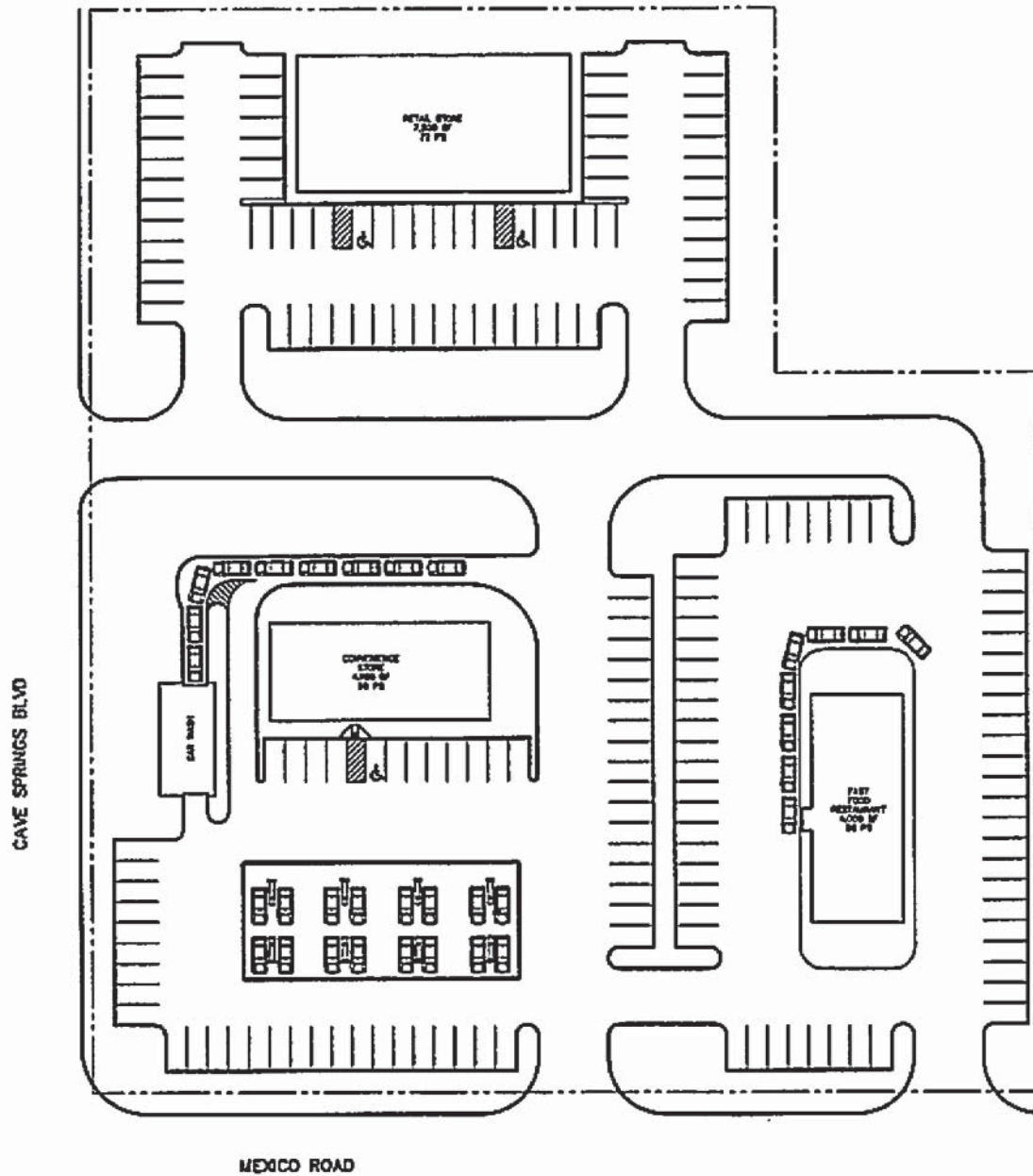


Site Plan & Demographics



2010 Demographics	1 Mile	3 Mile	5 Mile
Population	6,601	69,084	165,759
Average HH Income	\$79,825	\$84,680	\$82,579

Conceptual Redevelopment Plan



PRELIMINARY PLAN FOR
MEXICO AND CAVE
SPRINGS BLVD

