

## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

9,416 | 65,603 | 175,879



### Daytime Population

8,117 | 42,364 | 101,756



### Median Household Income

\$87,160 | \$102,636 | \$104,967

# LAND FOR SALE

449 S Church Street | St. Peters, MO 63376

1.184 Acres | Sale Price: \$12.75/SF

## PROPERTY DETAILS

Signalized access

For sale or build to suit

Zoned C-2

Utilities on site

Gas and car wash restricted

Mexico Road - 13,651 VPD

**Evan Barnett**

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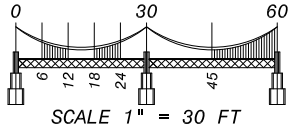
PACEPROPERTIES.COM | 314.968.9898

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



# Survey



INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE DRIVES AND CURB CUTS BETWEEN LOTS 1 AND 2 OF SOUTHLAND COMMERCIAL PER BOOK 814 PAGE 1845 AND CORRECTION PER BOOK 990 PAGE 1916

LOT 2  
PROPERTY N/F  
D.B. 1625, PG. 953

STEEPLECHASE SUBDIVISION  
PLAT BOOK 7 PAGE(S): 2-3

LOT 105  
PROPERTY N/F  
D.B. 6982, PG. 605

LOT 131  
PROPERTY N/F  
D.B. 6104, PG. 1087

