

**7.49 ACRES**

268 Jungermann Road  
St. Peters, Missouri 63376

**PRIME ACREAGE FOR SALE**

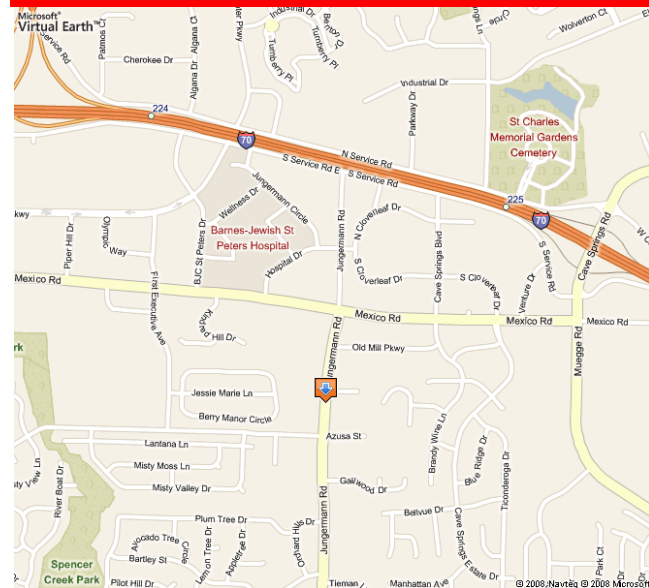
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**AVAILABLE FOR SALE**

**\$3,000,000**

- > 7.49 acre lot
- > Ideal for commercial re-development
- > Signalized intersection
- > Approximately 880' of frontage on Jungermann Road
- > Traffic Counts:  
Jungermann Road south of Mexico Road = 12,801 ADT  
Mexico Road east of Jungermann Road = 18,073 ADT
- > Located less than 1/2 mile from St. Peter's largest employer, Barnes Jewish St. Peters Hospital with over 700 employees
- > Excellent demographics - 83,922 people within three mile radius and a daytime population of 31,683 within three miles



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- |                               |   |
|-------------------------------|---|
| 1. Long John Silvers          | 14. Longhorn Steakhouse                                 |
| 2. Holiday Inn                | 15. O'Charley's   |
| 3. Mattress Outlet            | 16. Verizon   |
| 4. Dairy Queen                | 17. Deals/Sports Authority/Hobby Lobby/<br>Office Depot |
| 5. El Tio Pepe                | 18. Steak 'n Shake                                      |
| 6. White Castle               | 19. China Wok   |
| 7. Burger King                | 20. Firestone   |
| 8. Ponderosa                  | 21. Taco Bell   |
| 9. Bandana's                  | 22. Jack in the Box                                     |
| 10. Red Lobster               | 23. Shop 'n Save  |
| 11. Pasta House               | 24. TJ Maxx/Beauty World/Discount Decora-<br>tor Outlet |
| 12. Casual Male/Futon Express | 25. US Bank   |
| 13. Hooters                   | 26. Mobil Gas Station                                   |