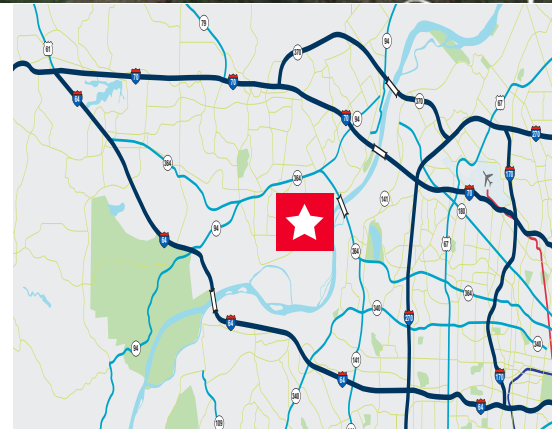




**Corner of Kisker Road & N. St. Peters Parkway  
St. Peters, MO 63304**

**Property Highlights**

- Former C-Store Site
- Visible from & Adjacent to Highway 364
- C-3 General Commercial Zoning - City of St. Peters
- Curb Cuts on Kisker Road (2) & N St. Peters Parkway (1)
- All Utilities On Site
- Deed Restriction Prohibiting Fuel Sales
- Fuel Tanks Removed; NFA Letter Available Upon Request
- 2017 Real Estate Taxes: \$10,506
- **Offering Price: ~~\$520,100~~ \$457,380 (\$8.75/SF)**

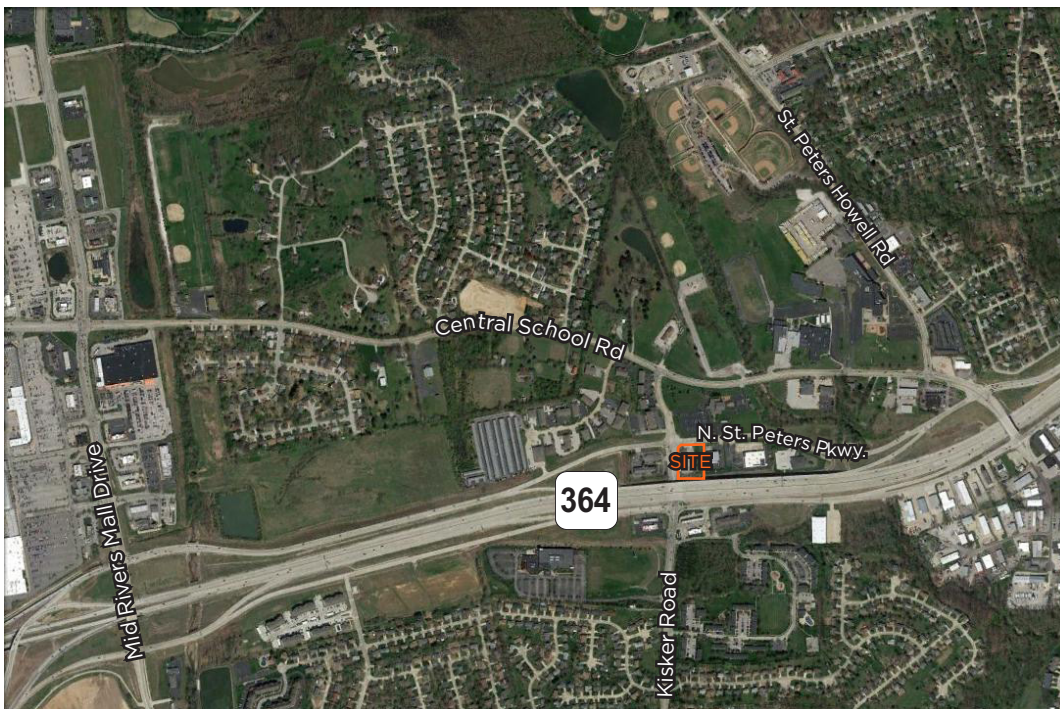
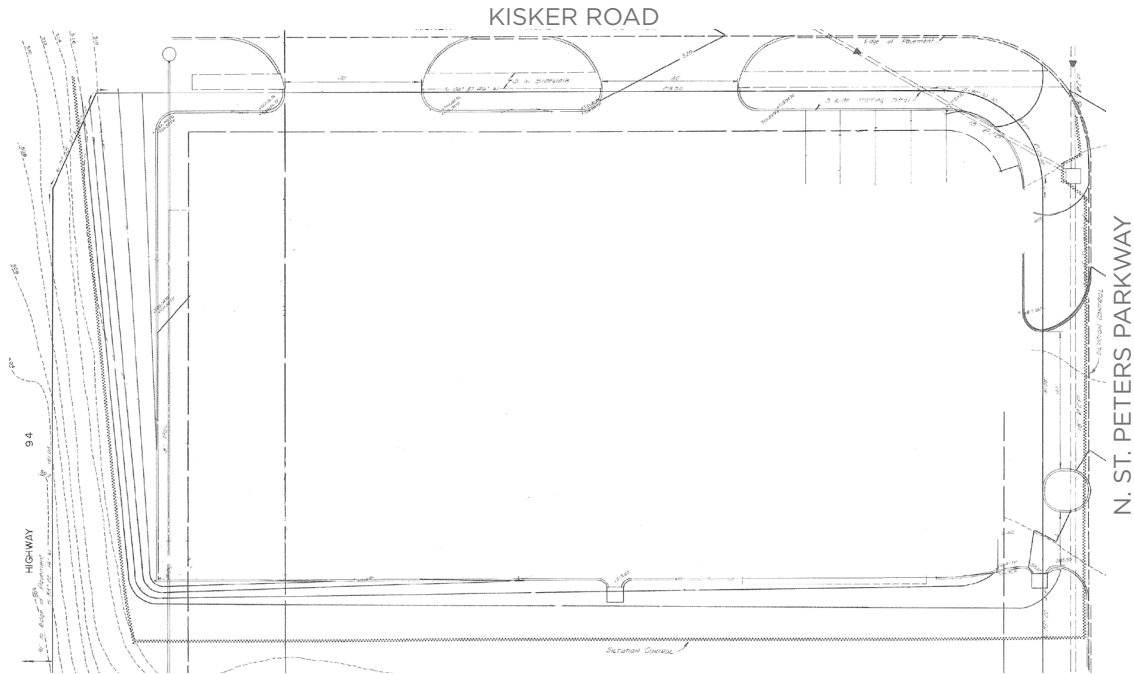


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**Survey & Aerial**



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## Demographics



## Demographic and Income Comparison Profile

 1520 Kisker Rd, St Peters, Missouri, 63304  
 Rings: 1, 3, 5 mile radii

 Prepared by Esri  
 Latitude: 38.74137  
 Longitude: -90.61787

	1 mile	3 miles	5 miles
<b>2016 Summary</b>			
Population	8,581	74,064	160,832
Households	3,257	27,083	59,965
Families	2,393	20,672	44,572
Average Household Size	2.63	2.73	2.67
Owner Occupied Housing Units	2,421	23,624	50,548
Renter Occupied Housing Units	836	3,459	9,417
Median Age	34.8	39.6	39.2
Median Household Income	\$73,497	\$82,341	\$80,686
Average Household Income	\$82,673	\$96,883	\$94,739

2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	246	7.6%	1,003	3.7%	2,592	4.3%
\$15,000 - \$24,999	169	5.2%	1,310	4.8%	3,020	5.0%
\$25,000 - \$34,999	302	9.3%	1,743	6.4%	4,075	6.8%
\$35,000 - \$49,999	367	11.3%	2,840	10.5%	6,427	10.7%
\$50,000 - \$74,999	569	17.5%	4,757	17.6%	10,693	17.8%
\$75,000 - \$99,999	618	19.0%	5,110	18.9%	10,849	18.1%
\$100,000 - \$149,999	700	21.5%	6,507	24.0%	13,923	23.2%
\$150,000 - \$199,999	153	4.7%	2,330	8.6%	5,262	8.8%
\$200,000+	133	4.1%	1,483	5.5%	3,124	5.2%
Median Household Income	\$73,497		\$82,341		\$80,686	
Average Household Income	\$82,673		\$96,883		\$94,739	
Per Capita Income	\$31,164		\$35,660		\$35,393	

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