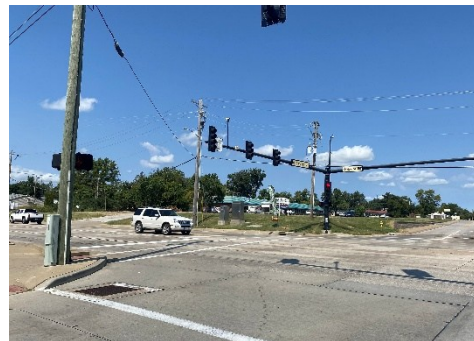


# For Sale

Land

449 S. Church St.  
St. Peters, MO 63376



- 1.184 acre Site
- Level Site
- Perfect for Redevelopment
- Utilities on Site
- Signalized Access
- Two Curb-cuts
- Zoned C-2
- Gas and Car Wash Restricted
- **Sale Price: \$650,000**

## Demographics

### Traffic Counts

| <u>Collection St.</u> | <u>Cross St.</u>            | <u>VPD</u> |
|-----------------------|-----------------------------|------------|
| Mexico Rd.            | East of S. Church St.       | 32,873     |
| Mexico Rd.            | East of Salt Lick Rd.       | 27,124     |
| Mexico Rd.            | East of Spencer Rd.         | 19,742     |
| Mexico Rd.            | East of Mid Rivers Mall Dr. | 19,437     |

### Population

1 mile - 10,075

3 mile - 64,262

Danny Wapelhorst

Vice President

Phone: (636) 970-0330

[dannyw@cissellmueller.com](mailto:dannyw@cissellmueller.com)



**CISSELL MUELLER**  
COMPANY, L.L.C.

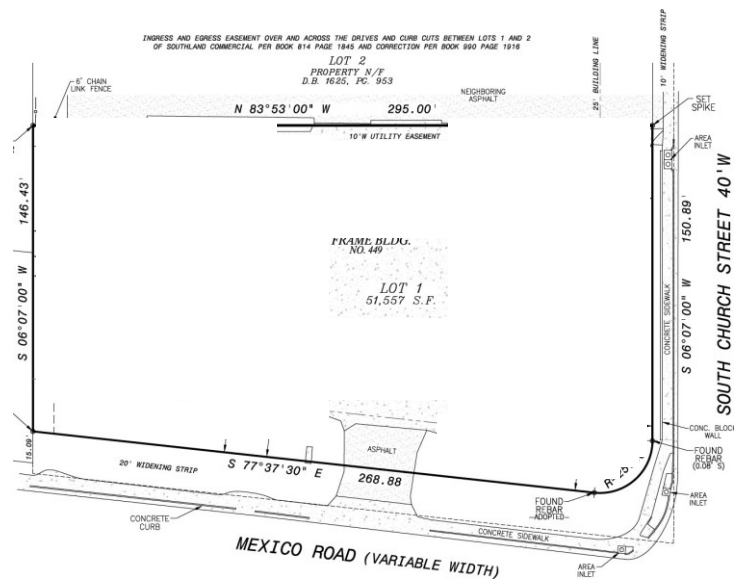
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## SURVEY



Danny Wapelhorst

Vice President

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