

FOR SALE/LEASE

4,700 SF Restaurant Bldg

1350 Triad Center Dr, St. Peters MO 63376

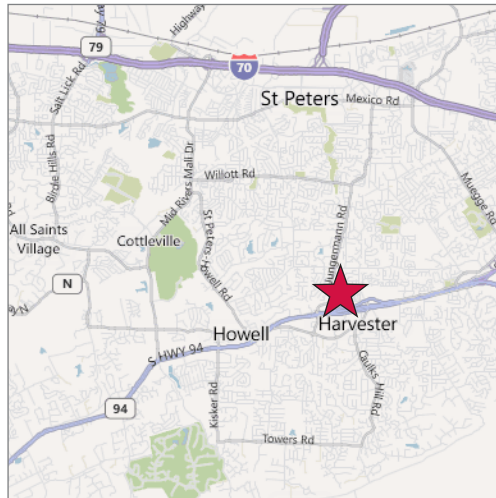


Property Highlights

- Turn-key restaurant building, all furniture, fixtures and equipment included. Ask broker for FF&E list
- 3,500 SF building with 1,200 SF lower level, on 0.74 acre lot
- Zoned C3 with restaurant permitted use, also ideal for medical or office
- Located in Triad Business Park off Jungermann Rd & McClay Rd just north of Hwy 94
- 40 parking spaces
- Seller financing available

Sale Price / Lease Rate

\$450,000 / \$11.00 psf NNN



U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	10,228	95,983	163,422
Households	3,799	34,750	61,574
Avg HH Inc.	\$90,173	91,298	88,446

Traffic Counts

- 20,168 VPD on Jungermann
- 17,720 VPD on McClay

Contact



Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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