



REALTY  
GROUP



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RETAIL BUILDING & LAND AVAILABLE  
4118 Mexico Rd.  
St. Peters, MO 63376

## 4118 MEXICO ROAD



## NEW RETAIL AVAILABILITY

### 4118 MEXICO ROAD ST. PETERS, MO 63376

- ▲ Operating QSR with drive-thru
- ▲ Tenant has agreed to an early termination
- ▲ 0.99 acres
- ▲ 2,180 SF
- ▲ Prominent Visibility and Easy Access
- ▲ 19,073 VPD on Mexico Rd.

#### Ground Lease Rate

**\$100,000 / yr**

#### Purchase Price

**\$1,400,000**

	1 MILE	3 MILES	5 MILES
POPULATION	8,679	71,069	171,893
MEDIAN HH / \$	\$105K	\$94K	\$99K

**SCOUT** | **REALTY  
GROUP**

13100 Manchester Rd. Ste. 235  
St. Louis, MO 63131  
314.394.2022 | [scoutrg.com](http://scoutrg.com)

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314.598.2357

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The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

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