



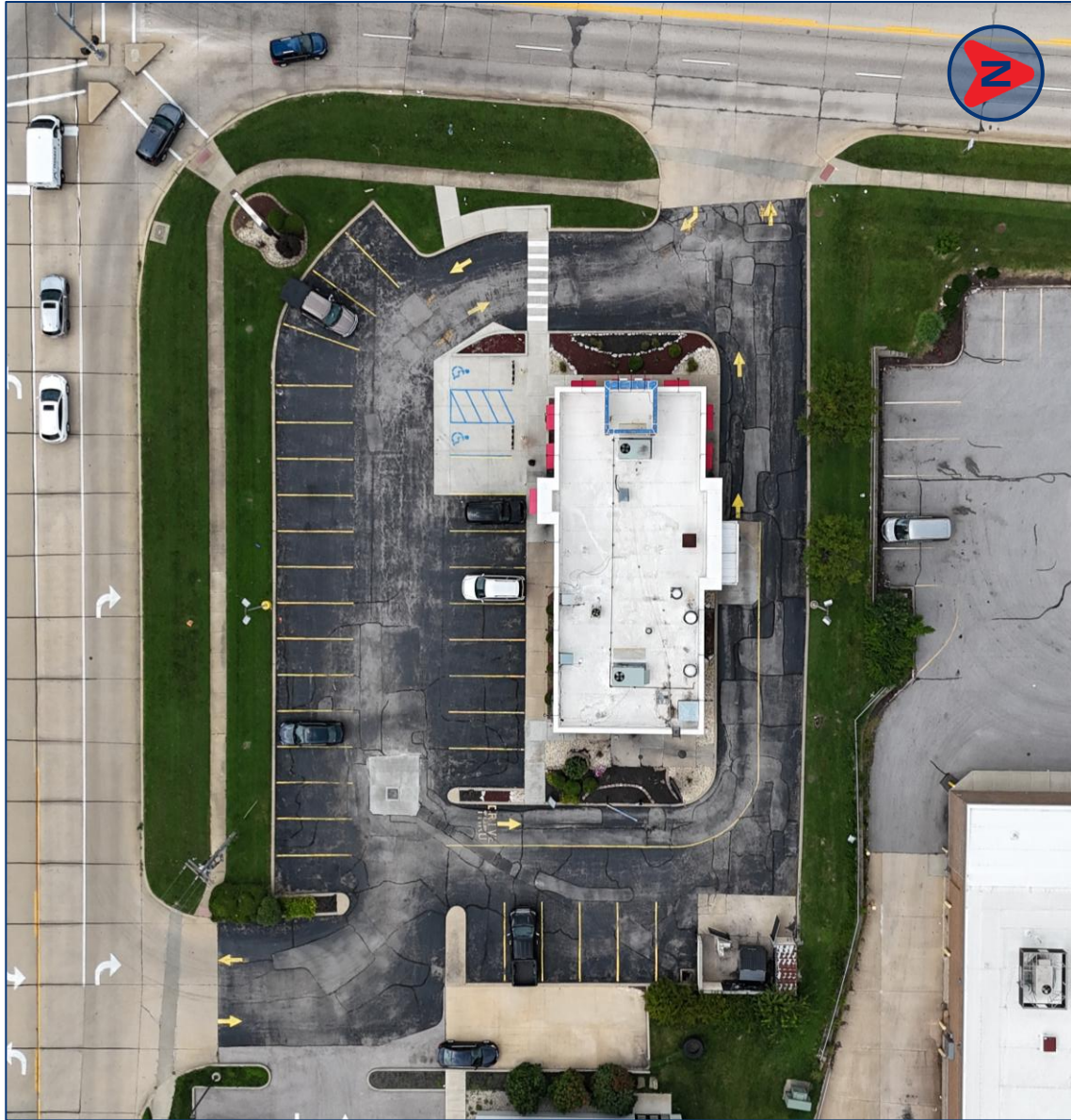
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RETAIL BUILDING & LAND AVAILABLE
1699 Jungermann Road
St. Peters, MO 63304

SCOUT

REALTY
GROUP

1699 JUNGERMANN RD.



NEW RETAIL AVAILABILITY

1699 JUNGERMANN ROAD ST. PETERS, MO 63304

- ▲ Operating QSR with drive-thru
- ▲ Existing lease expires 9/17/27
 - ▲ Early termination may be possible
- ▲ 0.7 acres
- ▲ 1,896 SF
- ▲ Prominent Visibility and Easy Access
- ▲ 8,198 VPD on Jungermann Rd.
- ▲ 6,149 VPD on Old Hwy 94

Ground Lease Rate @ \$100,000 / YR

Purchase Price @ \$1,450,000

	1 MILE	5 MILES	10 MILES
POPULATION	11,097	158,542	466,630
MEDIAN HH / \$	\$97k	\$110k	\$118k

SCOUT | **REALTY
GROUP**

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

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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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