



**CUSHMAN &  
WAKEFIELD**

FOR SALE OR LEASE

**1045 Cave Springs Blvd**

**Saint Peters, MO 63376**



**14,000 SF - Multi-Tenant Retail and Commercial building**

**For Sale: \$1,740,000**

**For Lease: \$12.50 SF NNN**

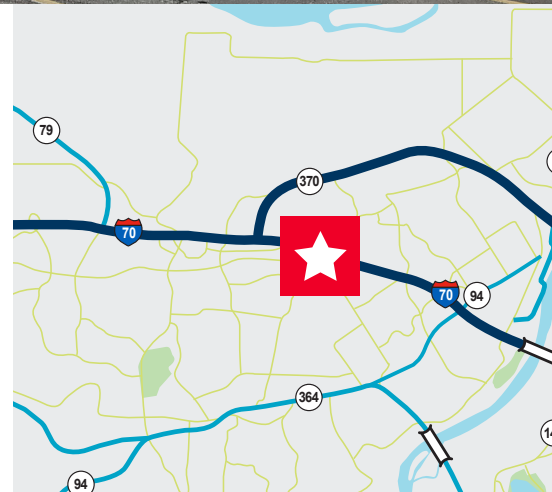
**Suite 1069 - 5,600 SF Former bank branch with drive-thru**

### Property Highlights

- Building has excellent visibility to Cave Springs Blvd.
- Pylon signage available
- Ample Parking
- Dense residential population with strong income

### Local Retailers

- Home Depot, Target, Hobby Lobby, TJ Maxx
- Vantage Credit Union (under construction), Valvoline, O'Reilly, Plaza Tire, Firestone
- Kindercare



### Traffic Count

Intersection of Mexico Road at Cave Springs Blvd.

24,000 VPD

**Contact Broker for  
additional Info:**

**Kyle Pershing**

+1 314 236 5471

kyle.pershing@cushwake.com

**David Wirth**

+1 314 925 2916

david.wirth@cushwake.com

7700 Forsyth Boulevard, Suite 1210

St. Louis, MO 63105

main +1 314 862 7100

fax +1 314 862 1648

**cushmanwakefield.com**

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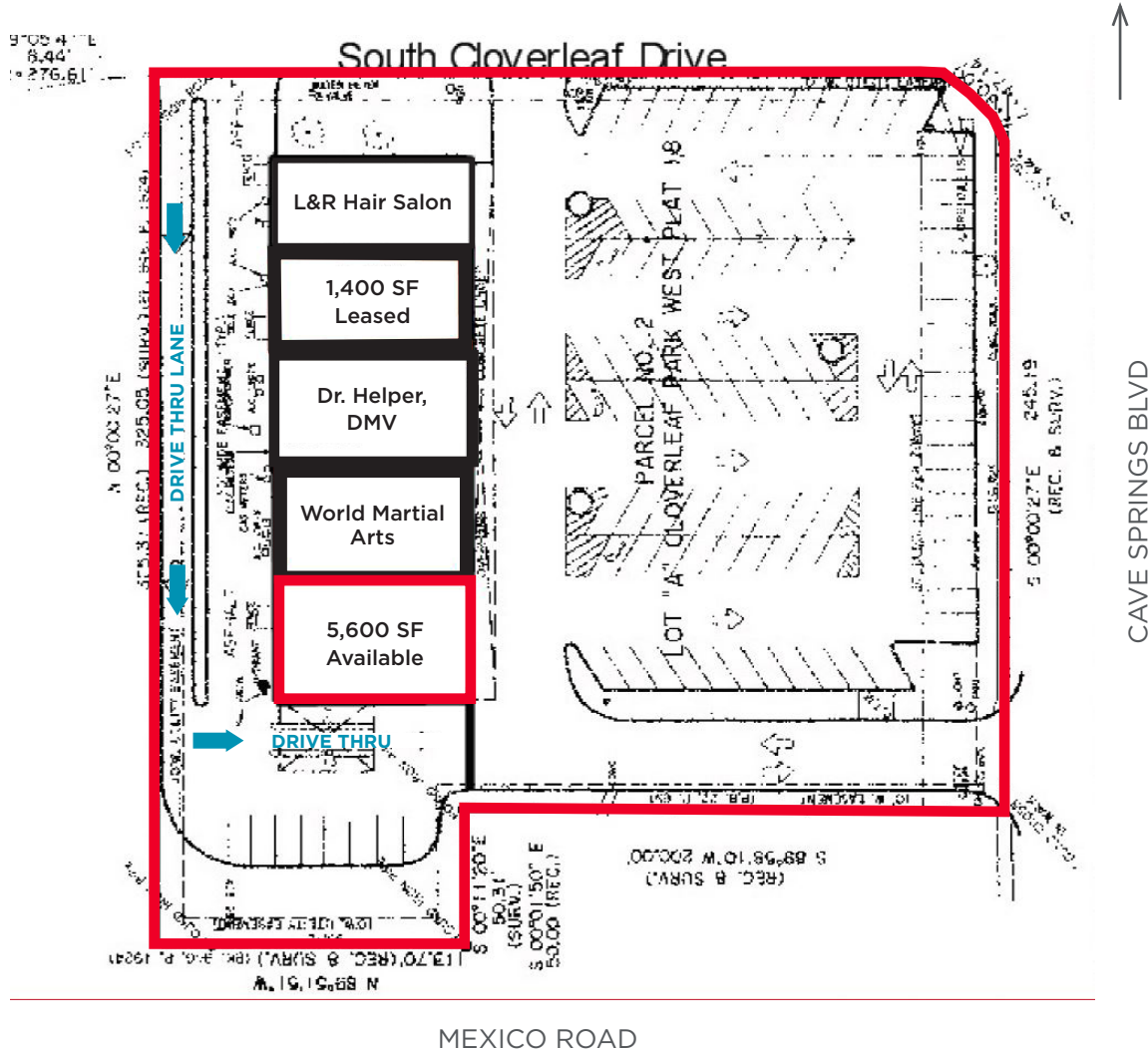
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## Site Plan

VETERANS MEMORIAL PKWY



## Demographics

|                | 1 Mile    | 2 Mile   | 3 Mile   |
|----------------|-----------|----------|----------|
| Population     | 6,921     | 71,548   | 175,668  |
| AVG. HH Income | \$101,068 | \$89,290 | \$87,807 |
| Households     | 2,803     | 29,310   | 69,391   |

### Kyle Pershing

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