

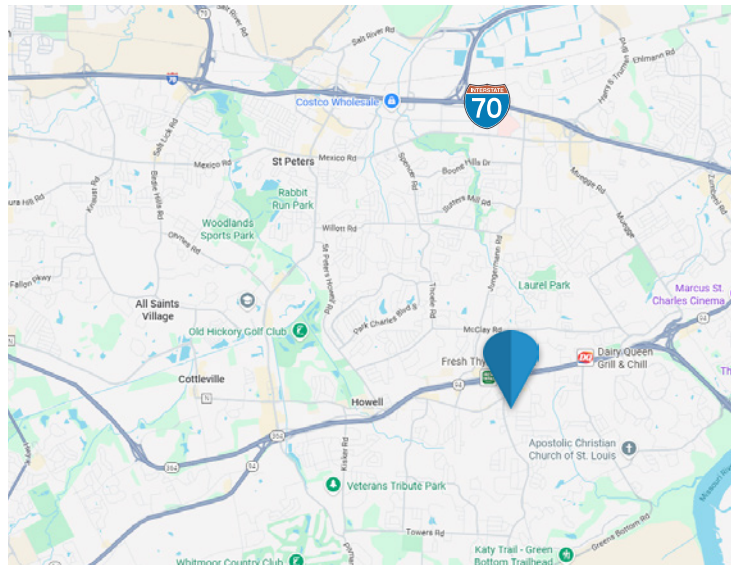
## FOR SALE

3640 Harvester Rd  
St. Peters, MO 63303



- P 1,232 SF Free-Standing Restaurant Building—compact, efficient layout ideal for quick-service concepts
- Former Sonic Drive-In with existing drive-in infrastructure and adaptable restaurant configuration
- Strong Visibility Along Harvester Road with consistent daily traffic

**\$530,000**



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## Summary

### The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned 3640 Harvester Rd. St. Peters, MO 63303.

### Investment Highlights

- 1,232 SF Free-Standing Restaurant Building—compact, efficient layout ideal for quick-service concepts
- Former Sonic Drive-In with existing drive-in infrastructure and adaptable restaurant configuration
- Currently Operating as a Breakfast Restaurant—turnkey setup for food-service operators or rebranding concepts
- Strong Visibility Along Harvester Road with consistent daily traffic
- Existing Drive-Thru Capability providing operational efficiency and expanded revenue potential
- Outdoor Parking & Canopy Areas suitable for patio dining or dedicated customer pickup
- Positioned in a Well-Established Retail Corridor surrounded by dense residential neighborhoods and complementary commercial uses
- Easy Access to Mid Rivers Mall Drive and Hwy 94 ensuring convenient customer reach
- Ideal for QSR, Fast Casual, Coffee, or Specialty Food Concepts seeking a ready-to-operate location
- .53 Acre Lot
- C-3 Zoning
- Taxes:
  - 2022 - \$4,469
  - 2023 - \$4,887
  - 2024 - \$4,893

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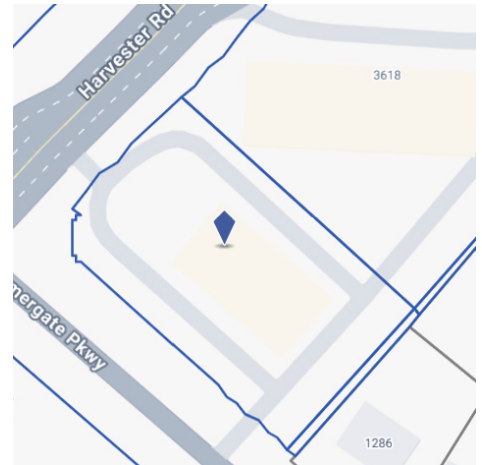
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## Location



Demographics	1 Mile	3 Mile	5 Mile
Population	12,099	86,377	161,316
Households	5,176	34,486	66,509
Average Household Income	\$110,469	\$129,743	\$121,844
Traffic Volume	15,530	21,693	79,535



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## Demographics



**5,176**  
HOUSEHOLDS



**11,152**  
POPULATION



**2.32**  
AVERAGE  
HOUSEHOLD SIZE



**\$110,469**  
AVERAGE  
HOUSEHOLD INCOME



**\$306,900**  
AVERAGE  
HOUSING VALUE



**96.1%**  
EMPLOYMENT



**70.8%**  
WHITE COLLAR  
WORKERS

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