Vacant Car Wash

1525 Jungermann Rd | Saint Peters, MO 63304

Car Wash Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

1525 Jungermann Rd
Saint Peters, MO 63304

Investment Highlights

Vacant Investment Opportunity

±0.58 AC	2021	±17,600
Lot Size	Year Acquired	VPD

Property Highlights

- **Owner User Opportunity** - Vacant site with the opportunity to purchase a former Zips Car Wash location
- **Business Assets Included** - The offering includes both the real estate and car wash equipment/assets, reducing upfront infrastructure needs for a new operator
- **Turnkey Established Car Wash** - The site features a 4,219 SF building on 0.58 AC with a 120-ft express tunnel, 2 POS lanes, and 9 dedicated vacuum stalls
- **Revenue Stream Opportunity** - The site includes 2 large garages, presenting an opportunity to create an additional revenue stream such as a detail shop, adding 2 IBAs, or increasing vacuum spaces
- **Established Retail Corridor** - Positioned on Jungermann Rd located near a Walmart as well as many other major smaller size retail brands
- Location is also directly across from a Schnucks Grocery Store that averages over 232k customers a week
- **Upside Opportunity** - This is a strong opportunity to purchase a foundation with upside at a discounted price rather than the cost of a new build
- **Accessible St. Peters Location** - The site is minutes from Mexico Rd, Veterans Memorial Parkway, I-70, and Route 364, within an established St. Charles County retail corridor

Schnucks
McDonald's
Townes of Lienemann
±92 Units
Woodstone Apartments
±184 Units
SE
ExtraSpace Storage
The Learning Experience
Academy of Early Education
planet fitness
Fresh Thyme Market
Walmart Supercenter
CVS pharmacy
364
± 78,700 VPD
Club Fitness
AutoZone
364
Subject Property
Bank of America
Burger King
Jungermann Rd ± 17,600 VPD

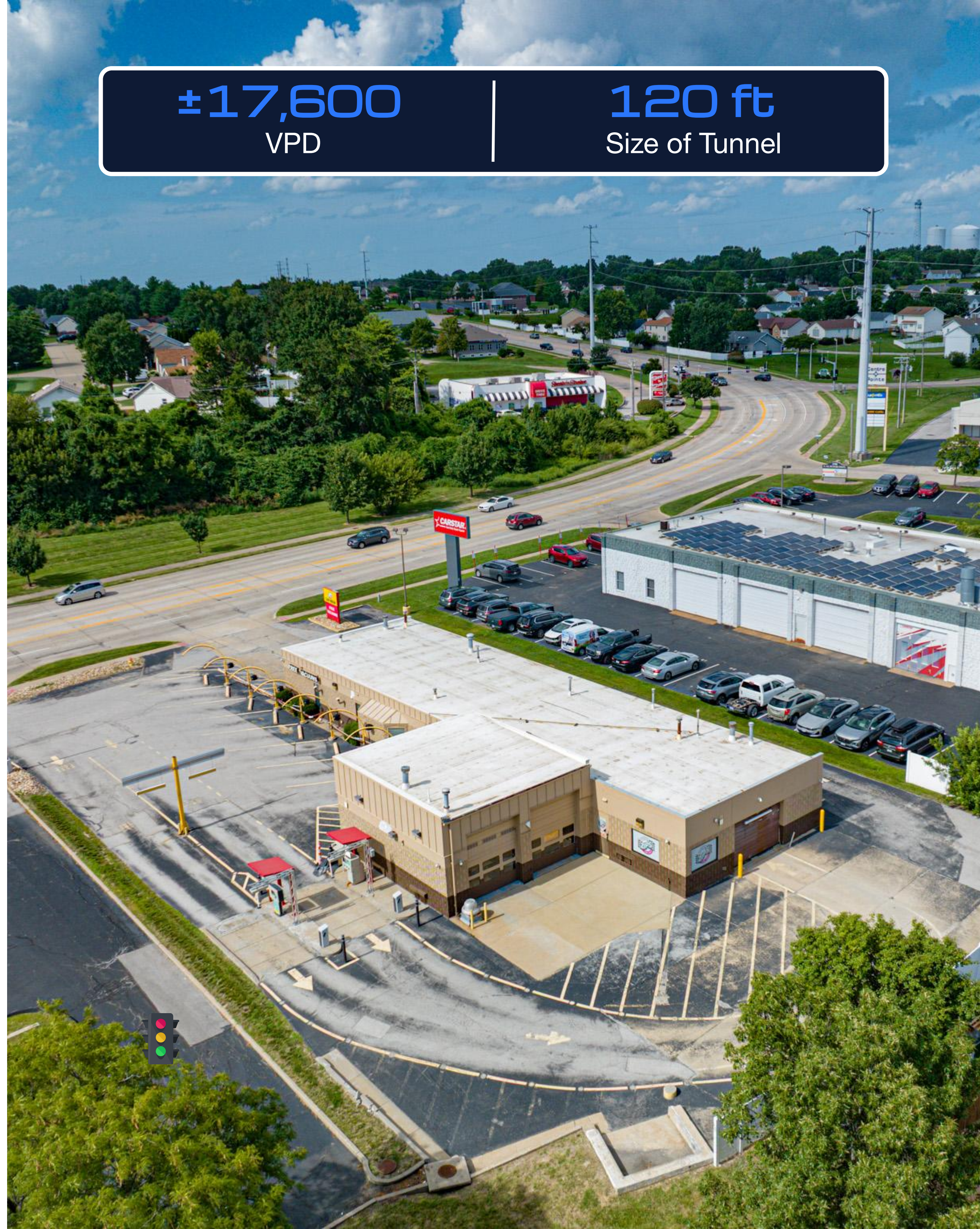
Jungermann Rd ± 17,600 VPD
Vacuums
E

1525 Jungermann Rd
Saint Peters, MO 63304

$2,000,000
List Price

Type of Sale	Business and Real Estate
Car Wash Type	Express
Lot Size	±0.58 AC
GLA	±4,219 SF
Year Acquired	2021
# of Vacuums	9
POS Stations	2

±17,600	120 ft
VPD	Size of Tunnel



Property Photos

Market Overview

1525 Jungermann Rd
Saint Peters, MO 63304

Saint Peters , MO

Local Market Overview

St. Peters is one of the premier suburban retail markets in the St. Louis metropolitan area, benefiting from consistent population growth, affluent demographics, and a strategic location within rapidly expanding St. Charles County. The community has developed into a major regional shopping destination, supported by strong household incomes, high homeownership, and a consumer base that extends well beyond city limits. National retailers, restaurants, and service providers continue to expand throughout the market as residential development and employment growth reinforce long-term spending power.

Retail demand is driven by exceptional accessibility via Interstate 70, Interstate 64/U.S. 40, and Missouri Route 370, allowing businesses to capture shoppers from throughout western St. Louis County and St. Charles County. The city's established retail corridors, combined with continued residential growth and business investment, create a stable environment for grocery-anchored centers, restaurants, medical retail, and experiential uses. As one of Missouri's leading retail trade centers, St. Peters continues to demonstrate strong consumer activity and remains a preferred expansion market for both national and regional retailers.

St. Peters benefits from its location within the St. Louis metropolitan economy while maintaining one of the strongest retail trade concentrations in Missouri. The city is home to extensive commercial corridors, Premier 370 Business Park, and numerous national retailers that serve a trade area extending well beyond municipal boundaries. Continued investment in commercial development, logistics facilities, and transportation infrastructure supports sustained employment growth and consumer spending.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,222	88,772	167,055
Current Year Estimate	12,419	87,232	163,760
Growth Current Year-Five-Year	6.46%	1.77%	2.01%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	5,746	36,635	71,184
Current Year Estimate	5,348	35,593	68,979
Growth Current Year-Five-Year	7.44%	2.93%	3.20%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$116,166	$145,263	$136,941

St. Louis MO MSA

The St. Louis, Missouri Metropolitan Statistical Area (MSA) is a major economic and population center in the Midwest, spanning both Missouri and Illinois. It serves as a regional hub for commerce, healthcare, education, and transportation. The metro area benefits from a diverse economic base anchored by key industries such as financial services, manufacturing, logistics, biotechnology, and healthcare. St. Louis is home to several Fortune 500 companies, major research institutions, and national healthcare systems, which provide stability and consistent job growth. The city's location along the Mississippi River continues to support trade and distribution, while a strong network of interstates, rail connections, and Lambert International Airport enhance its role as a gateway for business and industry across the central United States.

Economic development in the St. Louis MSA continues to be driven by innovation and investment in advanced industries. The region's universities and medical research centers, including Washington University and BJC HealthCare, contribute to a growing bioscience and technology sector. Logistics and manufacturing remain strong, supported by an expanding industrial base and access to multimodal transport.

Corporate expansions and redevelopment efforts throughout the metro area have also helped attract new talent and capital. With a skilled workforce, competitive cost of living, and established infrastructure, the St. Louis MSA maintains a strong position as a key economic engine for the Midwest, offering continued opportunities for business growth and long-term regional resilience.

In addition to its economic strengths, the St. Louis MSA benefits from coordinated regional planning and partnerships that support workforce development and business retention. Local and state initiatives have focused on fostering entrepreneurship, technology startups, and advanced manufacturing, helping the metro remain competitive in a changing economy. These efforts, combined with a strong transportation network and a stable labor market, position St. Louis for steady and sustainable growth in the years ahead.

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