 **JLL** SEE A BRIGHTER WAY

# For sale

6,000 SF | 1.07 AC  
\$1,025,000

1346 Dingledine Road  
St. Peters, MO 63304



# 1346 Dingledine Road

Discover this exceptional 6,000 SF office/retail property, currently configured as a thriving daycare facility, now available for \$1,025,000. Situated on a generous 1.07-acre lot, this property offers ample parking and significant room for expansion, making it an ideal investment for various business ventures. The spacious interior, combined with the expansive outdoor area, provides endless possibilities for growth and development. Whether you're looking to continue its current use or reimagine the space for a new purpose, this property's flexible layout and prime location make it a standout choice in today's competitive market. Don't miss this opportunity to acquire a versatile commercial asset with excellent potential for long-term value appreciation.





# Prime Investment Opportunity



**Prime location** offers excellent visibility and accessibility



**Solid investment opportunity** with potential for value appreciation



**Flexible layout** adapts to various business requirements



**6,000 SF**

of versatile space suitable for office, retail, or daycare use

**1.07 AC**

lot provides room to grow and potential for future development

**17**

parking spots for customers and employees to utilize

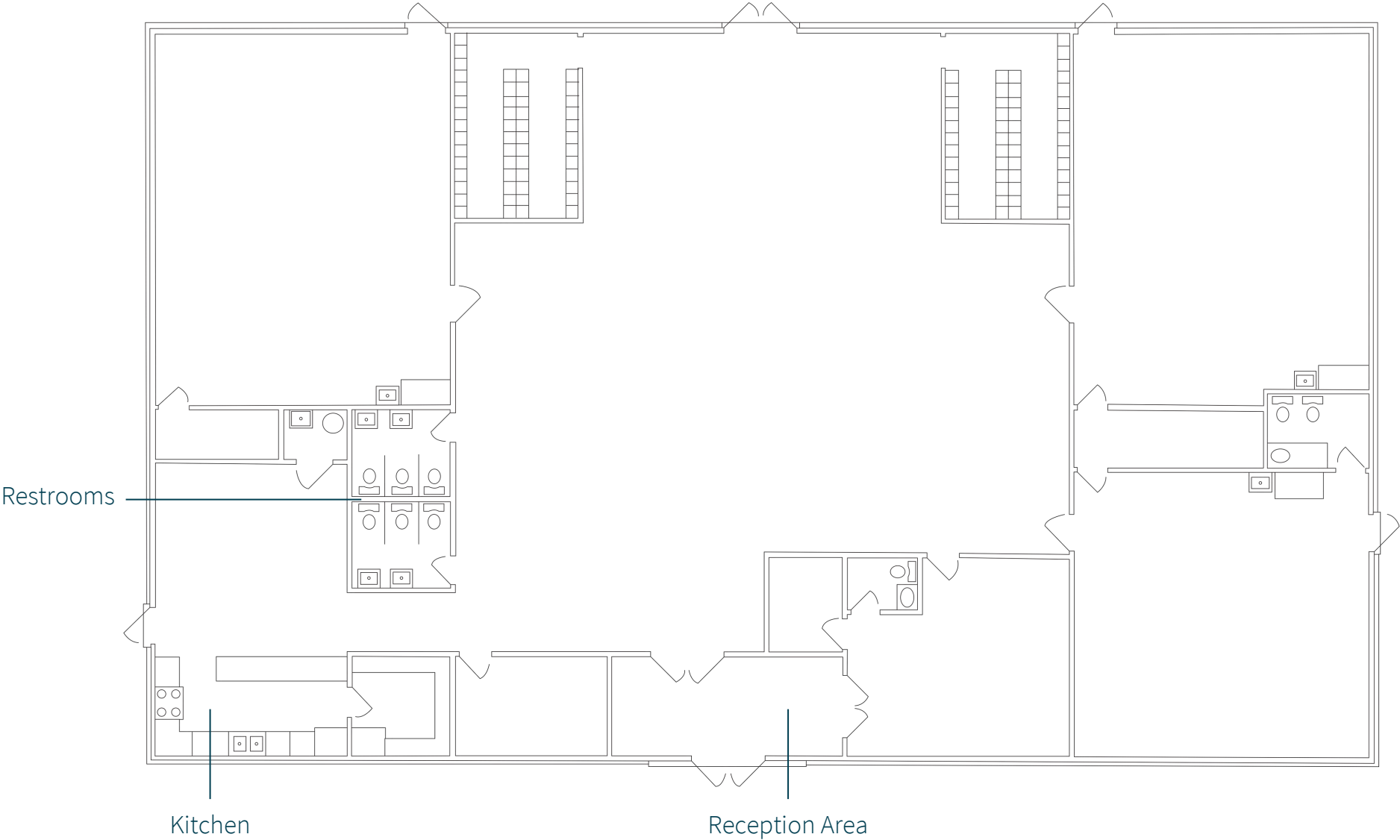


# Strategic Location

This property boasts an enviable location that combines convenience, accessibility, and vibrant surroundings. Situated just minutes off Route 94, it offers seamless connectivity to major transportation arteries, ensuring easy access for clients and employees alike. Less than 10 minutes from downtown St. Peters, the site places you at the heart of a thriving commercial hub. The immediate area is rich with retail and dining options, creating a dynamic environment. This prime positioning not only supports business growth but also provides an attractive setting for customers and staff, making it an ideal choice for a wide range of commercial endeavors.



# Floorplan





# Envision Your Future



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