



MID RIVERS PLAZA

SAINT PETERS, MO



CURRENT TENANTS



For information, please contact:

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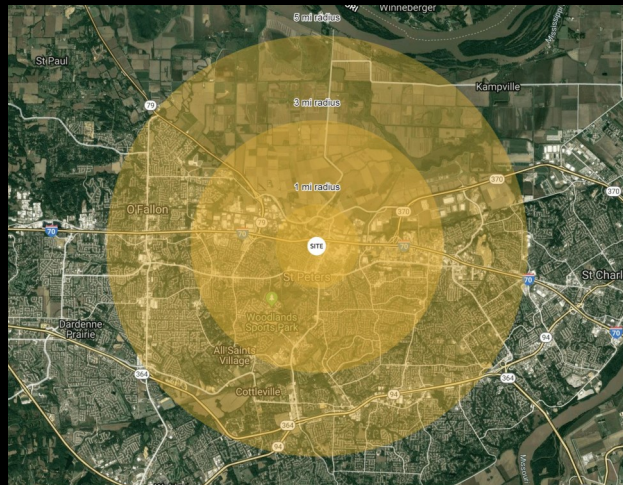
SAINT PETERS, MO

AREA DEMOGRAPHICS

	<u>1 Mi</u>	<u>3 Mi</u>	<u>5 Mi</u>
Population	7,197	57,208	158,658
Median HH Income	\$72,380	\$117,135	\$123,995
Daytime Employment	5,690	24,702	53,348

AVERAGE DAILY TRAFFIC

INTERSTATE 70	114,801 VPD
MID RIVERS MALL DRIVE	39,688 VPD



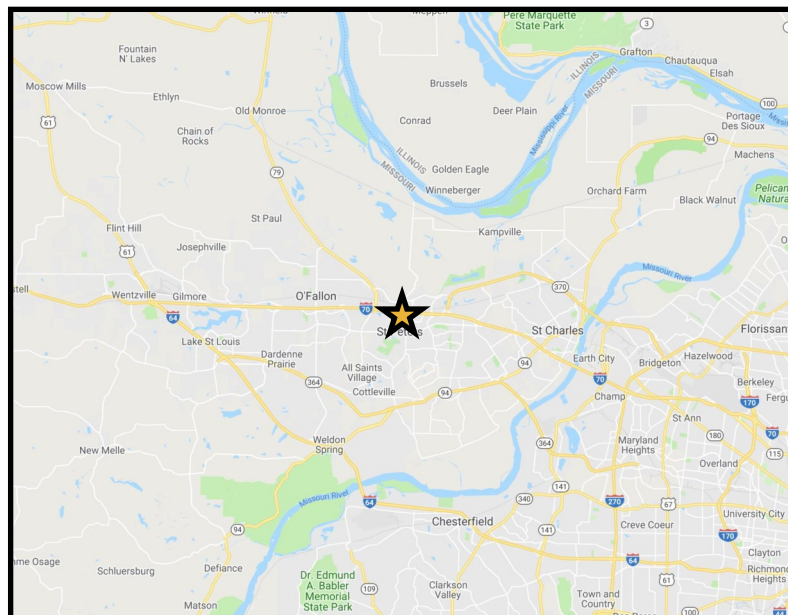
Mid Rivers Plaza is located in the city of Saint Peters, which is a growing community situated in one of Missouri's fastest growing counties, Saint Charles County, just northwest of Saint Louis County. Saint Peters is less than 30 miles from downtown Saint Louis and was named one of the Top 100 Best Places to Live in America by Money Magazine in 2008, 2010, 2012, and 2017 (No. 15 overall and the No. 1 place in Missouri).

With over 56,000 residents, the city's economy continues to diversify with modern housing, numerous commercial enterprises, several shopping centers, support services, and some industries. Job growth increased by 4.57% from 2000-2009, according to Money Magazine. More than 2,300 business are licensed in Saint Peters. Newer retail businesses to the are include: Academy Sports + Outdoor, Burlington, Ross Dress for Less, Ulta Beauty, Famous Footwear, Menard's, Dick's Sporting Goods, Brunswick Zone, and Hobby Lobby.

Mid Rivers Mall in Saint Peters is the largest mall in Saint Charles county, with over 160 shops, plus dining and a 14-screen movie theater.

PROPERTY HIGHLIGHTS

- Located across the street from Mid Rivers Mall
- Visible to 145,000+ vehicles from I-70
- Less than four miles from the new 855,080 sq. ft. Amazon fulfillment center (1,500+ jobs)
- Less than two miles from the Rec-Plex, home of the US Olympic Festival, US Olympic Diving Trials, collegiate and high school swimming/diving championships, hockey tournaments, and skating competitions (1,000,000+ visitors per year)



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1. Tile Shop	20,200 SF	10. Headz N Threadz	2,311 SF	15. Available	15,000 SF
2. Ollie's	29,800 SF	11. Available	4,504 SF	16. DXL	7,892 SF
3A. US Auto Protect	4,199 SF	12. Pure Hockey	6,637 SF	17-18. Rally House	9,968 SF
3B. Advanced Training and Rehab	2,869 SF	13. Scandinavian Furniture	44,620 SF	19. Ashley Furniture	38,843 SF
4. Dentures & Dental	4,185 SF	14. Once Upon a Child	18,248 SF	20. Ace Hardware	15,795 SF
5. Chuck's Boots	21,890 SF			Out Lot B—Olive Garden	
6-9. My Salon Suites	6,889 SF				

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