

OWNER UNDER CONTRACT 1.10 ACRES FOR GROUND LEASE OR SALE

355 MID RIVERS MALL DR

ST. PETERS, MO

SITE



- DESIGNER RESALE BOUTIQUE
- BASEBALL PLUS
- MEXICO ROAD FLORIST
- NAILS WORLD
- THE VAPE MALL
- MID RIVERS APPLIANCE
- RETRO ACTIVE SMOKE SHOP



**UNDER
CONSTRUCTION**

**smalls
SLIDERS
PROPOSED**



Edward Jones
MAKING SENSE OF INVESTING



POKENERDS

**CVS
pharmacy**

Lee's Famous
recipe chicken

FedEx
Office

MCALISTER'S
MEATS

SUBWAY
**IMO'S
PIZZA**

**Commerce
Bank**
Member FDIC

STARBUCKS
GameStop
OBERWEIS
DAIRY

**DENTISTS OF
ST. PETERS**

Mid Rivers Mall Dr 28,604 (2023)

Mexico Rd 18,116 (2023)



LOCATION.
commercial real estate



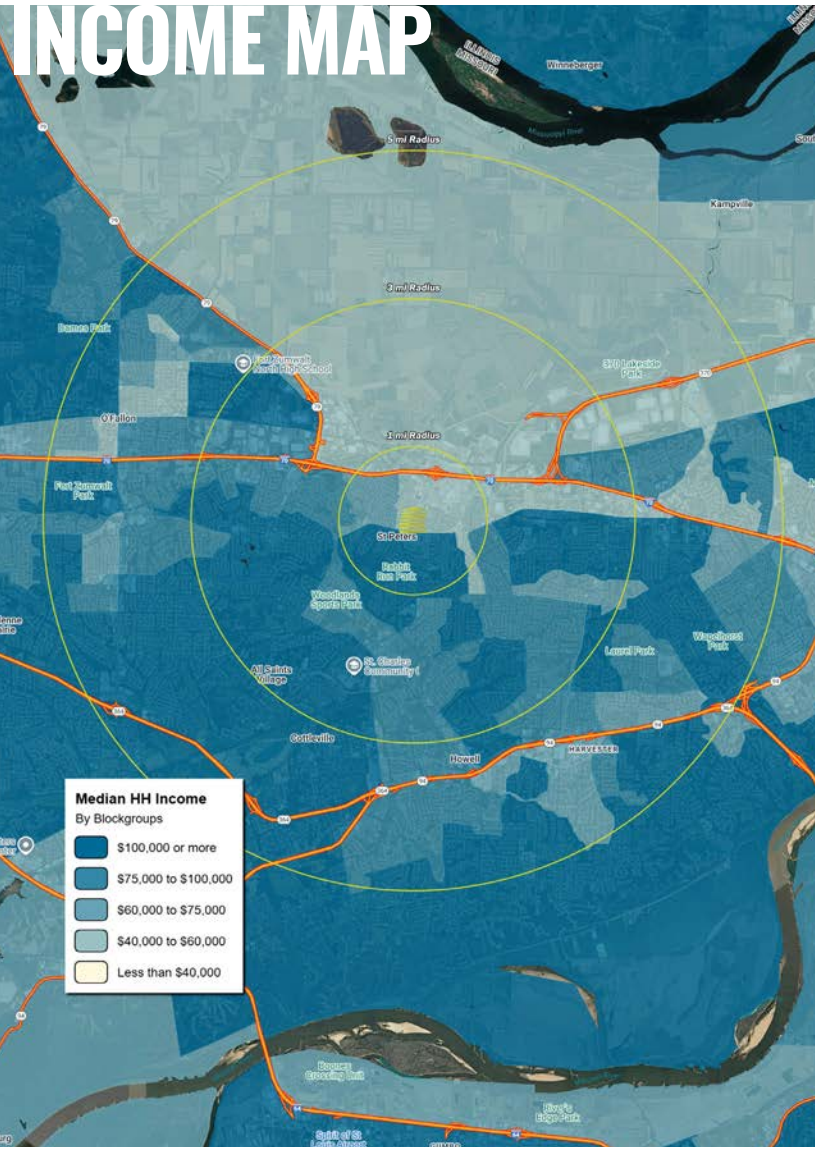
355 MID RIVERS MALL DR

NEIGHBORHOOD VIBE

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

INCOME MAP



TRADE AREA OVERVIEW

ST. PETERS IS A CITY LOCATED IN ST. CHARLES COUNTY, MISSOURI, APPROXIMATELY 30 MILES WEST OF DOWNTOWN ST. LOUIS. NATIONALLY RECOGNIZED AS A GREAT PLACE TO LIVE, THE CITY OF ST. PETERS, MISSOURI OFFERS AFFORDABLE, QUALITY LIVING WITH TOP-NOTCH AMENITIES AND SERVICES.

THE CITY HAS EXPERIENCED SIGNIFICANT GROWTH IN RECENT YEARS, WITH A MIX OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL AREAS. ST. PETERS IS KNOWN FOR ITS HIGH-QUALITY SCHOOLS, LOW CRIME RATE, AND AFFORDABLE COST OF LIVING, MAKING IT A POPULAR CHOICE FOR FAMILIES AND YOUNG PROFESSIONALS.

ST. PETERS IS HOME TO SEVERAL MAJOR EMPLOYERS, INCLUDING BARNES-JEWISH ST. PETERS HOSPITAL, WHICH IS PART OF THE BJC HEALTHCARE SYSTEM, AND AMAZON, WHICH OPENED THEIR FIRST MISSOURI FULFILLMENT CENTER IN ST. PETERS. OTHER MAJOR EMPLOYERS IN THE AREA INCLUDE THE ST. CHARLES COUNTY GOVERNMENT AND THE FRANCIS HOWELL SCHOOL DISTRICT.

IN RECENT YEARS, MORE THAN 2 MILLION SQUARE FEET OF COMMERCIAL SPACE OPENED IN THE CITY OF ST. PETERS, INCLUDING LARGE PROJECTS AT PREMIER 370 BUSINESS PARK AND THE 270,000-SQUARE-FOOT SHOPPES OF MID RIVERS RETAIL DEVELOPMENT AT I-70 AND MID RIVERS MALL DRIVE.

THE CITY OFFERS SEVERAL PARKS AND RECREATIONAL AREAS, INCLUDING THE ST. PETERS REC-PLEX, WHICH IS A POPULAR SPOT FOR SWIMMING, ICE SKATING, AND OTHER ACTIVITIES. OTHER POPULAR PARKS IN THE AREA INCLUDE LAUREL PARK, WHICH HAS SPORTS FIELDS AND A PLAYGROUND, AND WOODLANDS SPORTS PARK, WHICH FEATURES BASEBALL AND SOCCER FIELDS.

ST. PETERS IS ALSO KNOWN FOR ITS MANY COMMUNITY EVENTS AND FESTIVALS, INCLUDING THE ANNUAL CELEBRATE ST. PETERS FESTIVAL, WHICH FEATURES LIVE MUSIC, CARNIVAL RIDES, AND A FIREWORKS DISPLAY.

THE CITY OF ST. PETERS, MISSOURI, IS A CITY THAT WORKS, BOASTING A QUALITY OF LIFE THAT'S SECOND TO NONE AND IS ALSO A BUSINESS-FRIENDLY COMMUNITY WITH OPPORTUNITIES FOR GROWTH.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	10,752	62,046	169,381
HOUSEHOLDS	4,544	24,768	67,926
EMPLOYEES	5,666	25,135	54,864
MED HH INCOME	\$82,603	\$97,072	\$101,153

AREA RETAIL | RESTAURANTS



DSW

tropical CAFE
SMOOTHIE

CBD KRATOM

Party City



PENN STATION
EAST COAST SUBS



BARNES & NOBLE





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ZOOM AERIAL + DETAILS

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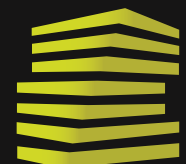


**1.10 ACRES +/- AVAILABLE
FOR GROUND LEASE OR
SALE**

198' OF FRONTAGE

**ACCESS TO SIGNALIZED
LIGHT THROUGH CROSS
ACCESS WITH ALDI**

**ZONED C-2 COMMUNITY
COMMERCIAL DISTRICT**



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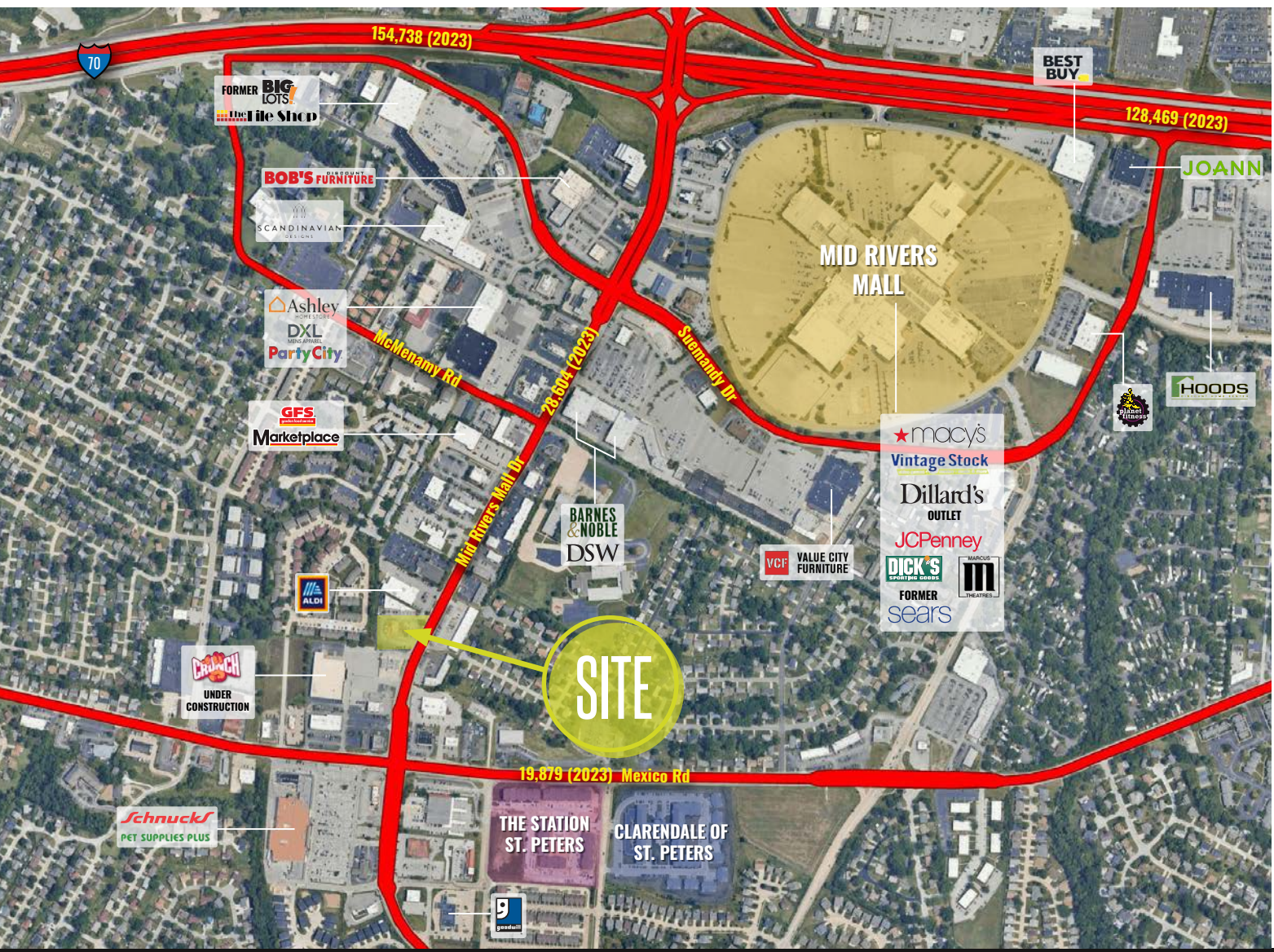


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MID-LEVEL AERIAL

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UNBEATABLE VISIBILITY TO OVER 28,000 VPD ON MID RIVERS MALL DRIVE

DENSELY POPULATED TRADE AREA LOCATED NEAR THE ONLY REGIONAL MALL IN THE COUNTY

JOIN THE RANKS OF MAJOR RETAILERS LIKE SCHNUCKS (835K ANNUAL VISITS), ALDI (368K ANNUAL VISITS), DSW (126.3K ANNUAL VISITS), AND BARNES & NOBLE (243.5K ANNUAL VISITS)

*DATA PROVIDED BY PLACER.AI

PLEASE CALL BROKER FOR ADDITIONAL INFORMATION



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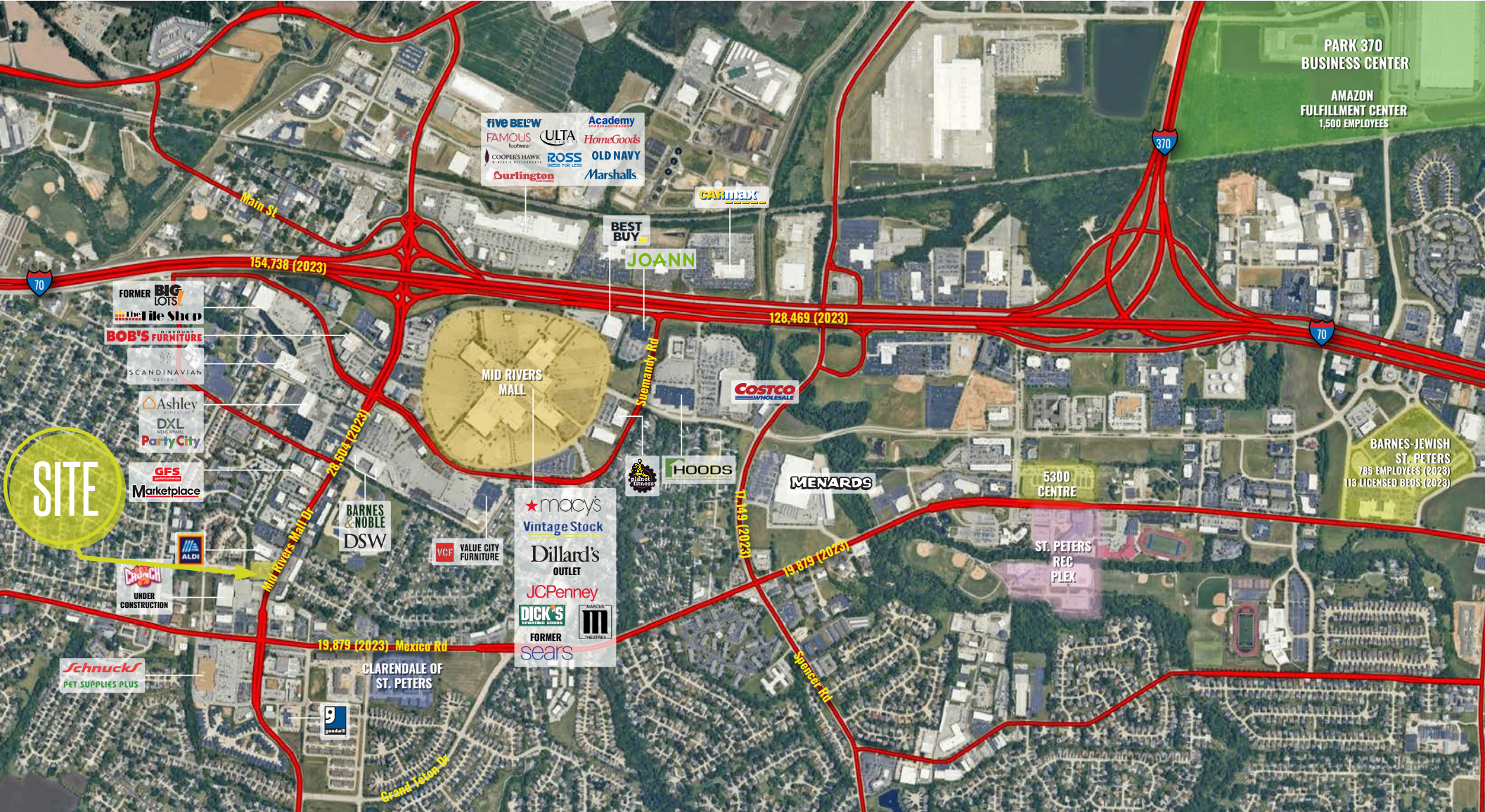
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355 MID RIVERS MALL DR MARKET AERIAL

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