



LOCATION.
commercial real estate

THE SHOPPES OF MID RIVERS

5 2 3 2 N . S E R V I C E R O A D

ST. PETERS, MO



THE SHOPPES OF MID RIVERS

ABOUT THE CENTER



LOCATED AT THE CENTER OF ST. CHARLES COUNTY AND AT THE ENTRANCE TO ITS DOMINANT RETAIL CORRIDOR, THE SHOPPES OF MID RIVERS IS A 270,000 SF REGIONAL POWER CENTER WITH INCREDIBLE FRONTAGE, VISIBILITY, TRAFFIC COUNTS, AND ACCESS. IMMEDIATELY NORTH AND FACING THE ONLY REGIONAL MALL IN THE COUNTY.

JOIN NEWLY ADDED COOPER'S HAWK WINERY, ALONG WITH ACADEMY SPORTS + OUTDOORS, ROSS DRESS FOR LESS, MARSHALLS, HOMEGOODS, BURLINGTON, OLD NAVY, FIVE BELOW + ULTA.

JUNIOR ANCHOR, SMALL SHOP AND PAD OPPORTUNITIES AVAILABLE.
PLEASE CALL BROKER FOR DETAILS + PRICING.



Google Maps



THE SHOPPES OF MID RIVERS

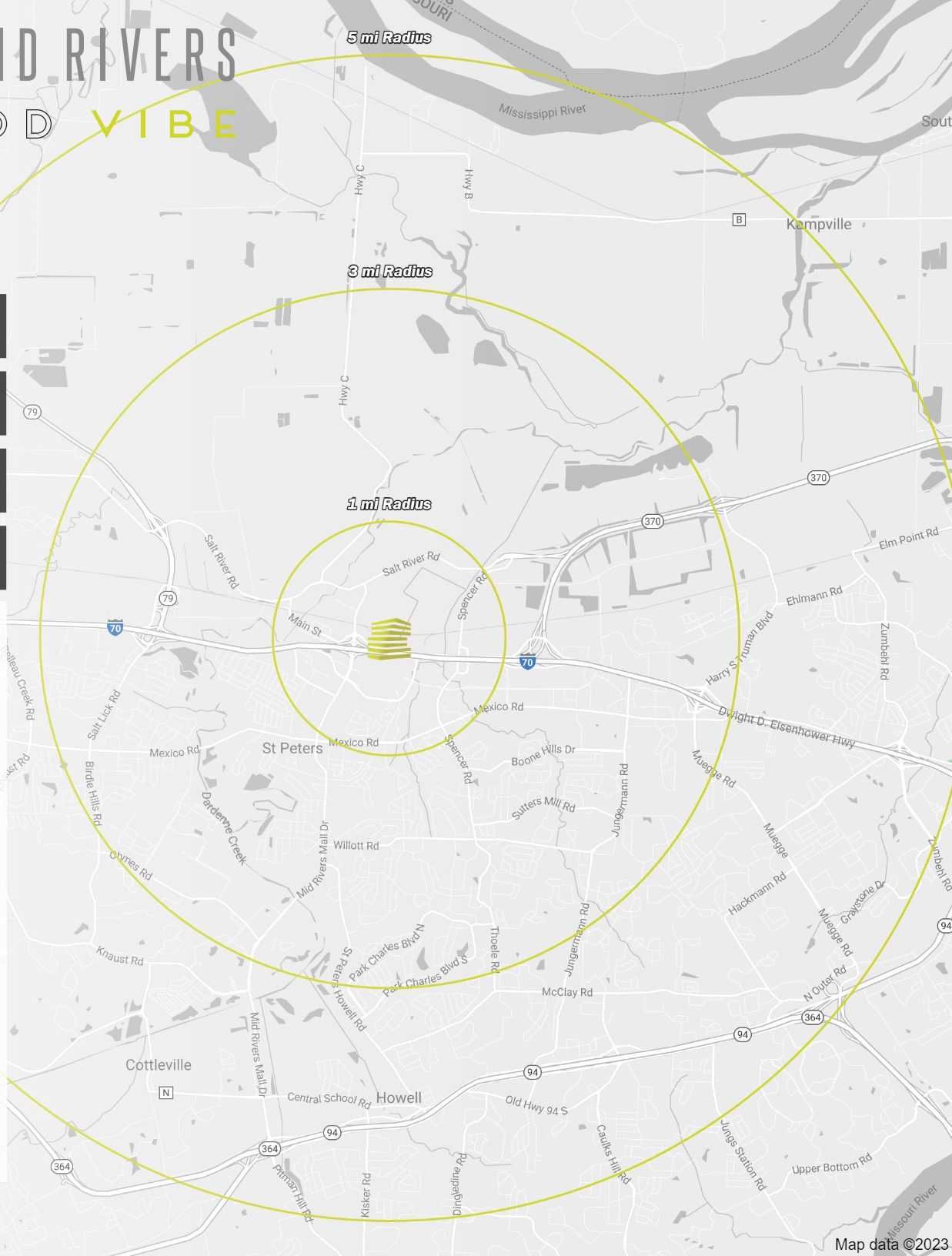
NEIGHBORHOOD VIBE



	1 mile	3 miles	7.5 miles
POPULATION	3,084	52,261	149,961
HOUSEHOLDS	1,571	20,670	59,281
EMPLOYEES	5,564	23,961	52,323
MED HH INCOME	\$54,692	\$96,167	\$102,698

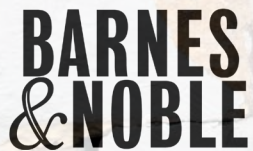
Nationally recognized as a great place to live, the City of St. Peters, Missouri offers affordable, quality living with top-notch amenities and services. Calling it "an ideal place to start a family," Money Magazine has ranked the City of St. Peters No. 15 in its Top 100 Best Places to Live in America for 2017, giving St. Peters its highest ranking ever in its fourth time on the list. St. Peters was Money Magazine's highest-rated community from Missouri for 2017. The publication previously ranked St. Peters among its Top 100 Best Places to Live in 2008, 2010 and 2012.

The city's economy continues to diversify with modern housing, numerous commercial enterprises, several shopping centers, support services and some industries. St. Peters sold the most homes in the St. Louis area in 2016 (1,317 homes) at the fourth-fastest rate (43 median days on the market), according to the St. Louis Business Journal. In April 2017, WalletHub ranked St. Peters the nation's 28th best small city to start a business. In 2017, more than two 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. These new developments will provide more jobs for the people living in St. Peters and neighboring communities. Amazon opened their first Missouri fulfillment center in St. Peters, which employs approximately 1,500 full-time workers since opening in May 2019.



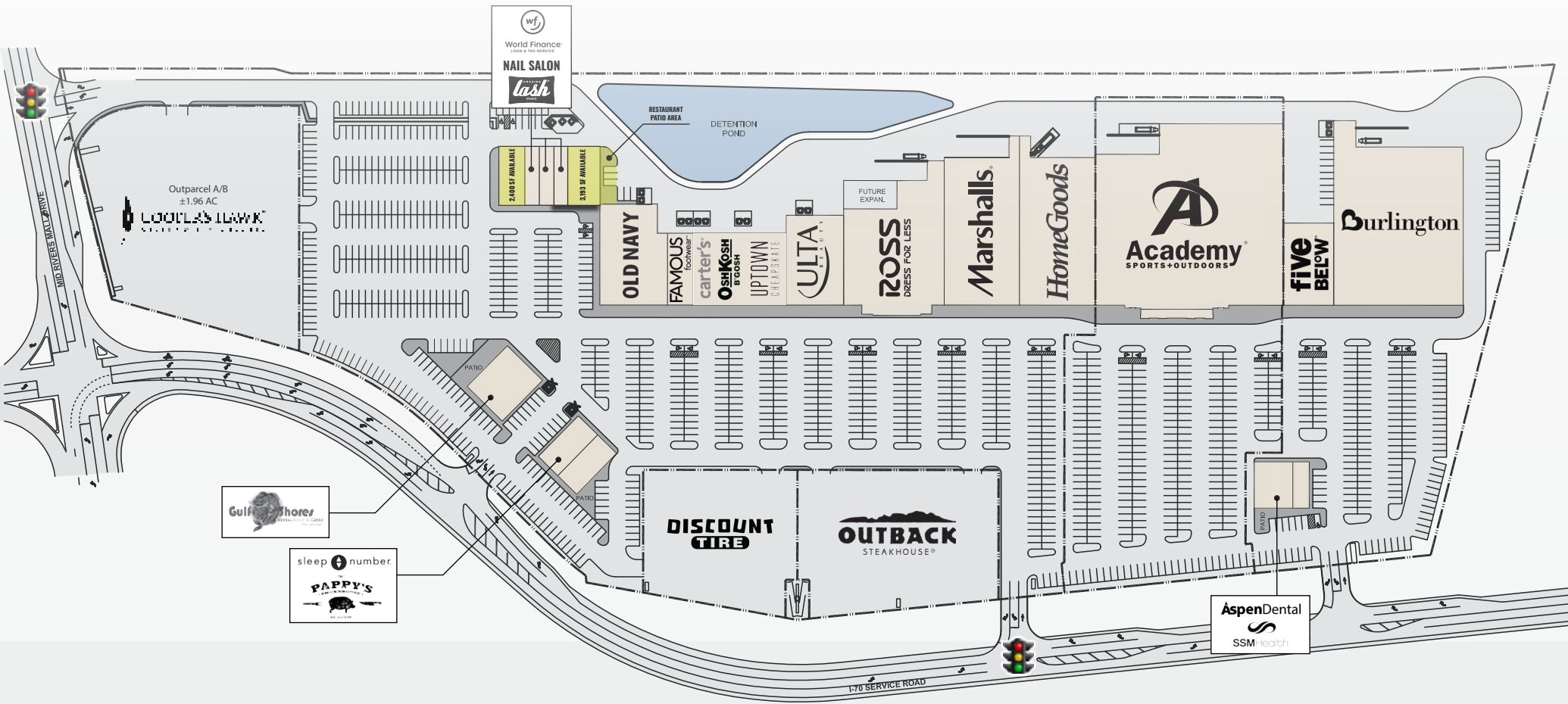
THE SHOPPES OF MID RIVERS

AREA CO-TENANCY



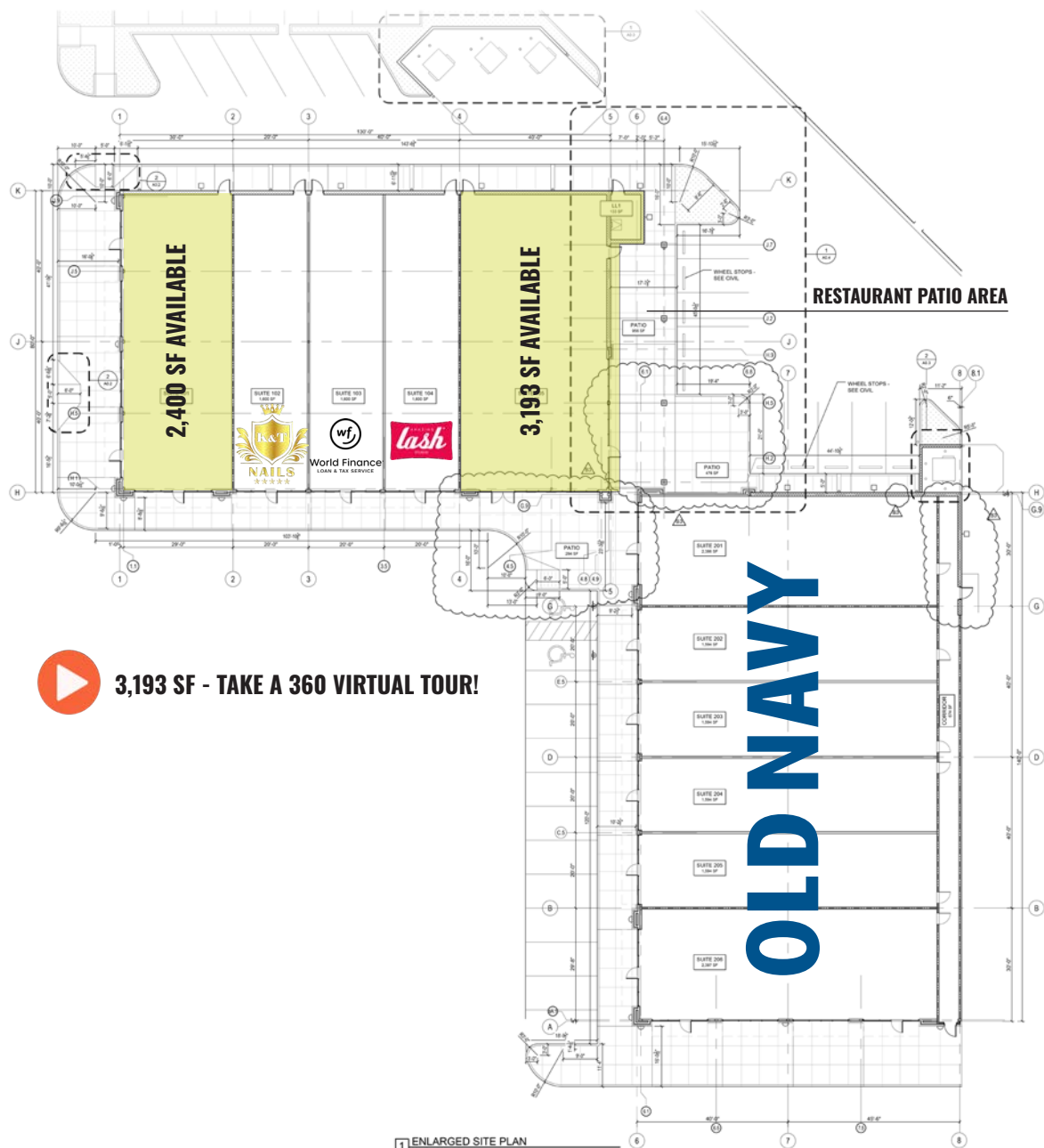
THE SHOPPES OF MID RIVERS

SITE PLAN + DETAILS



THE SHOPPES OF MID RIVERS

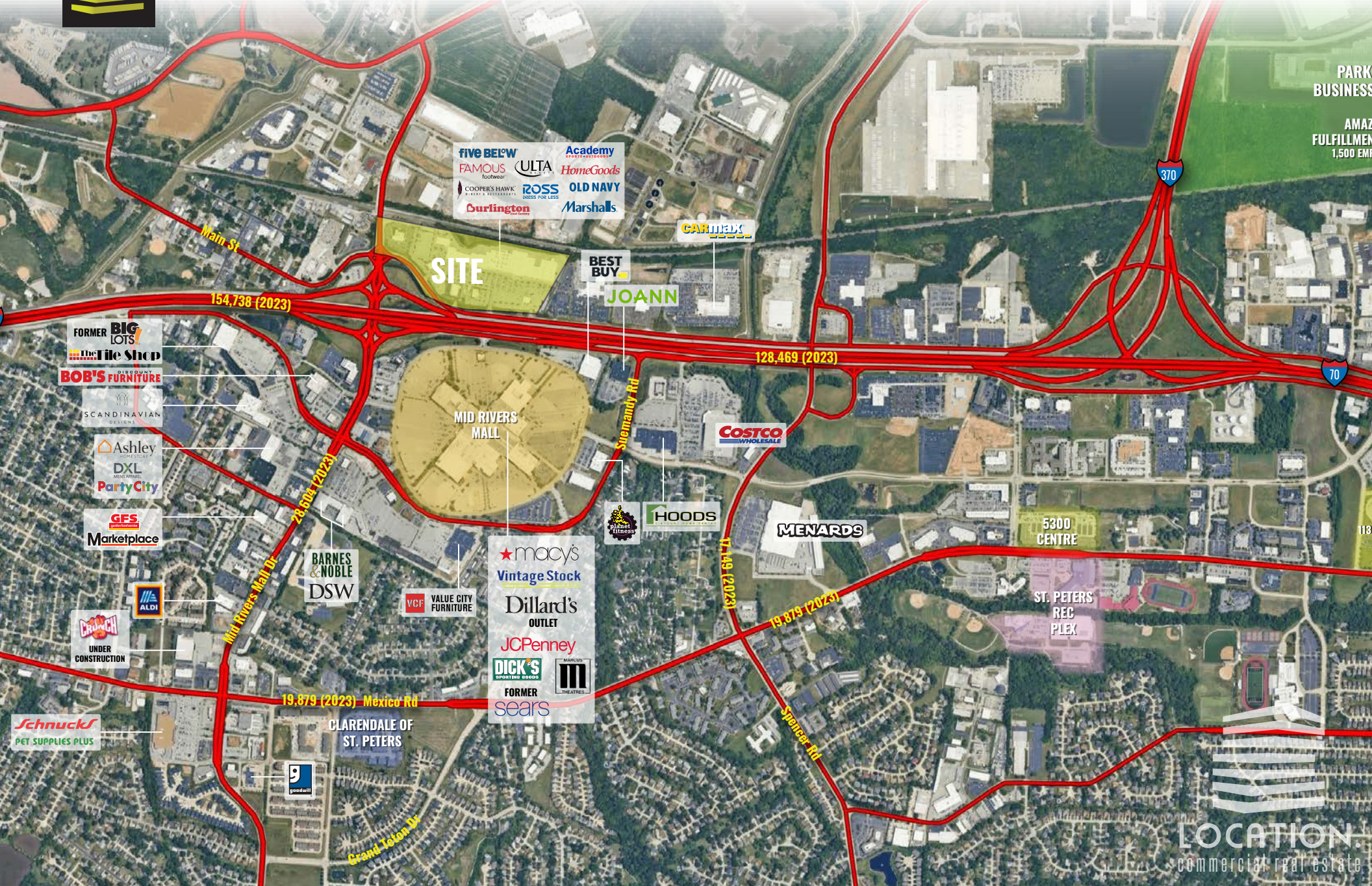
F L O O R P L A N S



- 2,400 SF SMALL SHOP SPACE AND 3,193 SF WITH POTENTIAL RESTAURANT PATIO AREA AVAILABLE FOR LEASE AT 270,000 SF REGIONAL POWER CENTER IN ST. CHARLES COUNTY
- MAJOR TENANTS INCLUDE ACADEMY SPORTS, BURLINGTON, MARSHALLS, FIVE BELOW, HOMEGOODS, ROSS, ULTA, AND MORE
- IDEAL LOCATION AND EXCELLENT VISIBILITY TO NEARLY 130,000 VPD ON I-70, AND OVER 11,000 VPD ON NORTH SERVICE RD
- 2.64M VISITS ANNUALLY TO THE CENTER (Source: Placer.ai)
- IMMEDIATELY NORTH AND FACING THE ONLY REGIONAL MALL IN THE COUNTY
- CALL BROKER FOR MORE DETAILS

THE SHOPPES OF MID RIVERS

MARKET AERIAL



FIVE BEL'W
FAMOUS footwear
COOPER'S HAWK SHIRTS & RESTAURANTS
Burlington Home Goods
ULTA beauty
HomeGoods
ROSS CLOTHES FOR LESS
OLD NAVY
Marshalls

CARMEX

BEST BUY

JOANN

SITE

MID RIVERS MALL

COSTCO WHOLESALE

planet fitness

HOODS

MENARDS

5300 CENTRE

ST. PETERS REC PLEX

macy's
Vintage Stock
Dillard's OUTLET
JCPenney
DICK'S SPORTS & OUTDOORS
FORMER sears THEATRES

BARNES & NOBLE
DSW

VCF VALUE CITY FURNITURE

CLRENDALE OF ST. PETERS

9 **goodwill**

FORMER BIG LOTS!
The File Shop
BOB'S DISCOUNT FURNITURE
SCANDINAVIAN DESIGNS
Ashley HOME STORE
DXL MENS APPAREL
Party City
GFS **Marketplace**

ALDI

CRUNCH
UNDER CONSTRUCTION

Schnucks
PET SUPPLIES PLUS

Main St

154,738 (2023)

Mid Rivers Mall Dr

28,604 (2023)

19,879 (2023) Mexico Rd

Grand Teton Dr

Suemandy Rd

17,149 (2023)

128,469 (2023)

19,879 (2023)

Spencer Rd

370

PARK BUSINESS

AMAZ FULFILLMEN
1,500 EMP

70

113

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SCOTT BITNEY 314.276.4873 (mobile) Scott@LocationCRE.com
ALEX APTER 314.488.5900 (mobile) Alex@LocationCRE.com
TONY MOON 314.560.0781 (mobile) Tony@LocationCRE.com

    www.LocationCRE.com