



THE SHOPPES OF MID RIVERS

5232 N SERVICE RD SAINT PETERS, MO 63376

1,600 - 3,193 SF AVAILABLE

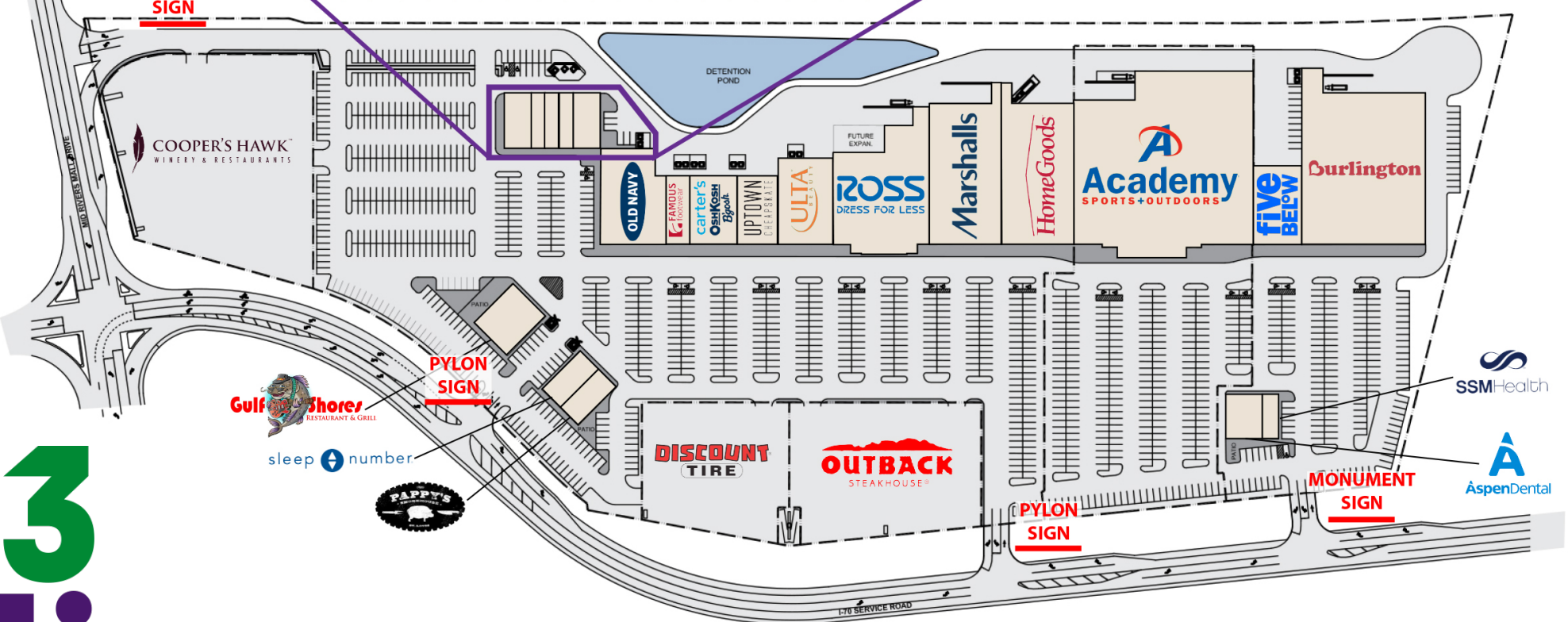
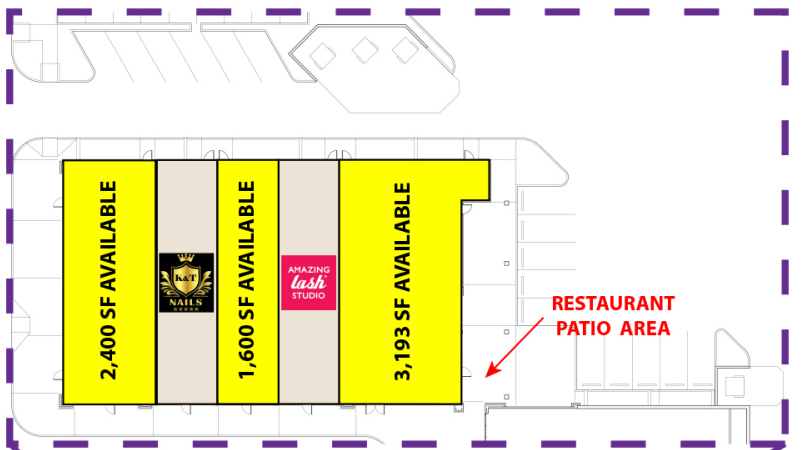
SHOPPES OF MID RIVERS

SITE PLAN

PLEASE CONTACT: **L³ CORPORATION**
TIM GEARHART **RICK SPECTOR**
 314.282.9826 (DIRECT) 314.282.9827 (DIRECT)
 315.569.9812 (MOBILE) 314.708.2009 (MOBILE)
 TGEARHART@L3CORPORATION.COM RSPECTOR@L3CORPORATION.COM



MONUMENT SIGN



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SHOPPES OF MID RIVERS

DETAILS & DEMOGRAPHICS

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- LOCATED IN THE HEART OF ST. PETERS, ONE OF THE FASTEST-GROWING AND MOST AFFLUENT SUBMARKETS IN ST. CHARLES COUNTY, WITH CONTINUED RESIDENTIAL EXPANSION, STRONG POPULATION GROWTH, AND INCREASING RETAIL DEMAND DRIVING LONG-TERM STABILITY
- SHOPPES OF MID RIVERS IS A MARKET DOMINANT POWER CENTER THAT HAS HIGH-VISIBILITY ALONG HWY 70 WITH OVER 136,000 VEHICLES PER DAY
- 1,600 SF AND 2,400 SF SMALL SHOP SPACES AVAILABLE
- 3,193 SF POTENTIAL RESTAURANT SPACE AVAILABLE WITH OUTDOOR PATIO OPPORTUNITY
- CO-TENANCY WITH ESTABLISHED NATIONAL AND REGIONAL RETAILERS LIKE ACADEMY SPORTS, OLD NAVY, ULTA, BURLINGTON AND MARSHALLS PROVIDING CONSISTENT FOOT TRAFFIC
- EASY ACCESS AND AMPLE PARKING WITH 4 PYLON/MONUMENT SIGNS VISIBLE FROM HIGHWAY 70
- CONTACT BROKER FOR PRICING



POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		3,659	51,349	149,895
HOUSEHOLDS		1,712	20,236	59,159
AVG HH INCOME		\$69,714	\$106,594	\$114,515

VIEW & DOWNLOAD:

DEMO REPORT

SHOPPES OF MID RIVERS

AERIAL - ST. PETERS, MO

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