



**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

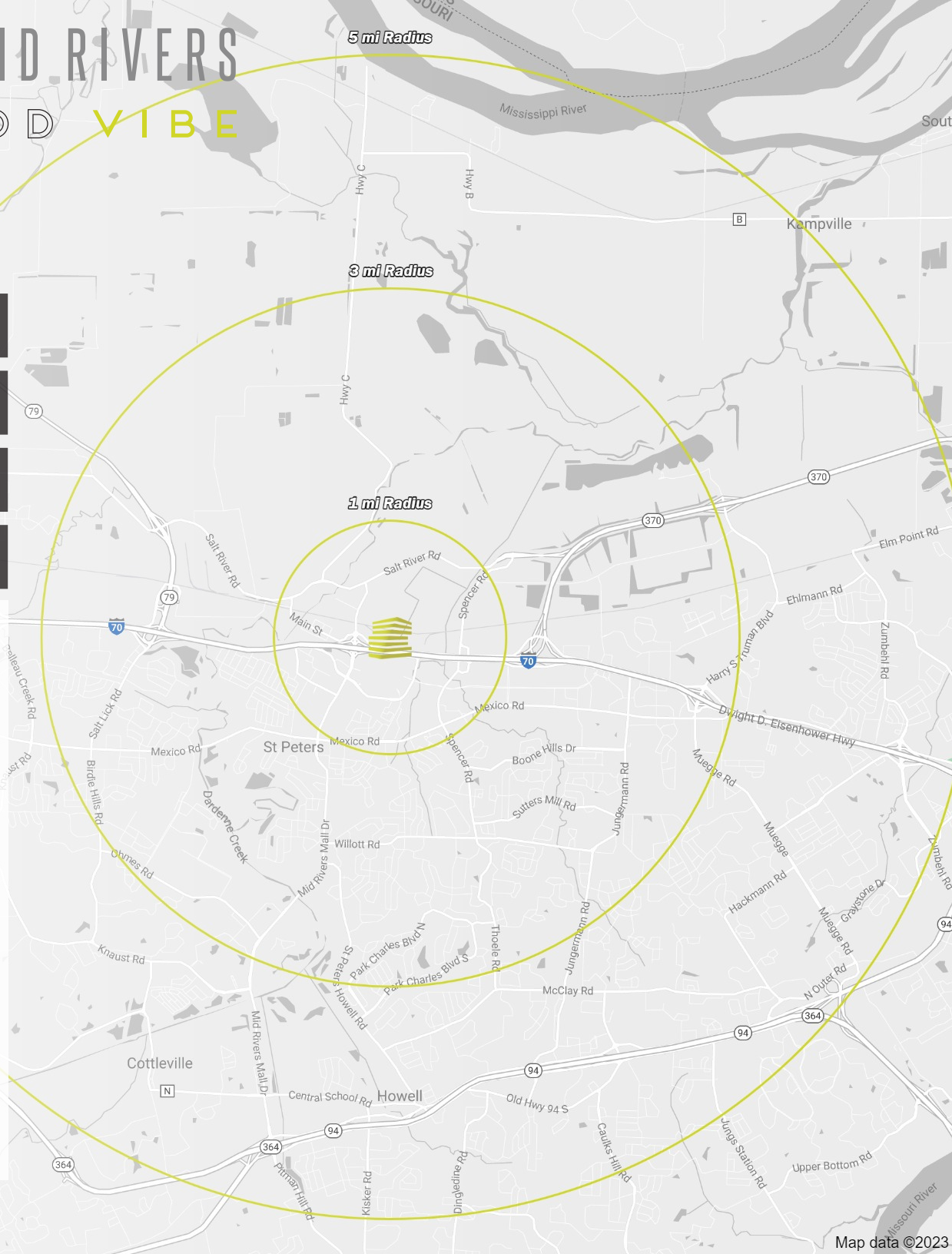
## NEIGHBORHOOD VIBE



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

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.

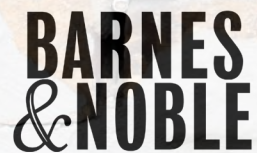
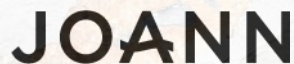
The city's economy continues to diversify with modern housing, numerous commercial enterprises, several shopping centers, support services and some industries. St. Peters sold the most homes in the St. Louis area in 2016 (1,317 homes) at the fourth-fastest rate (43 median days on the market), according 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





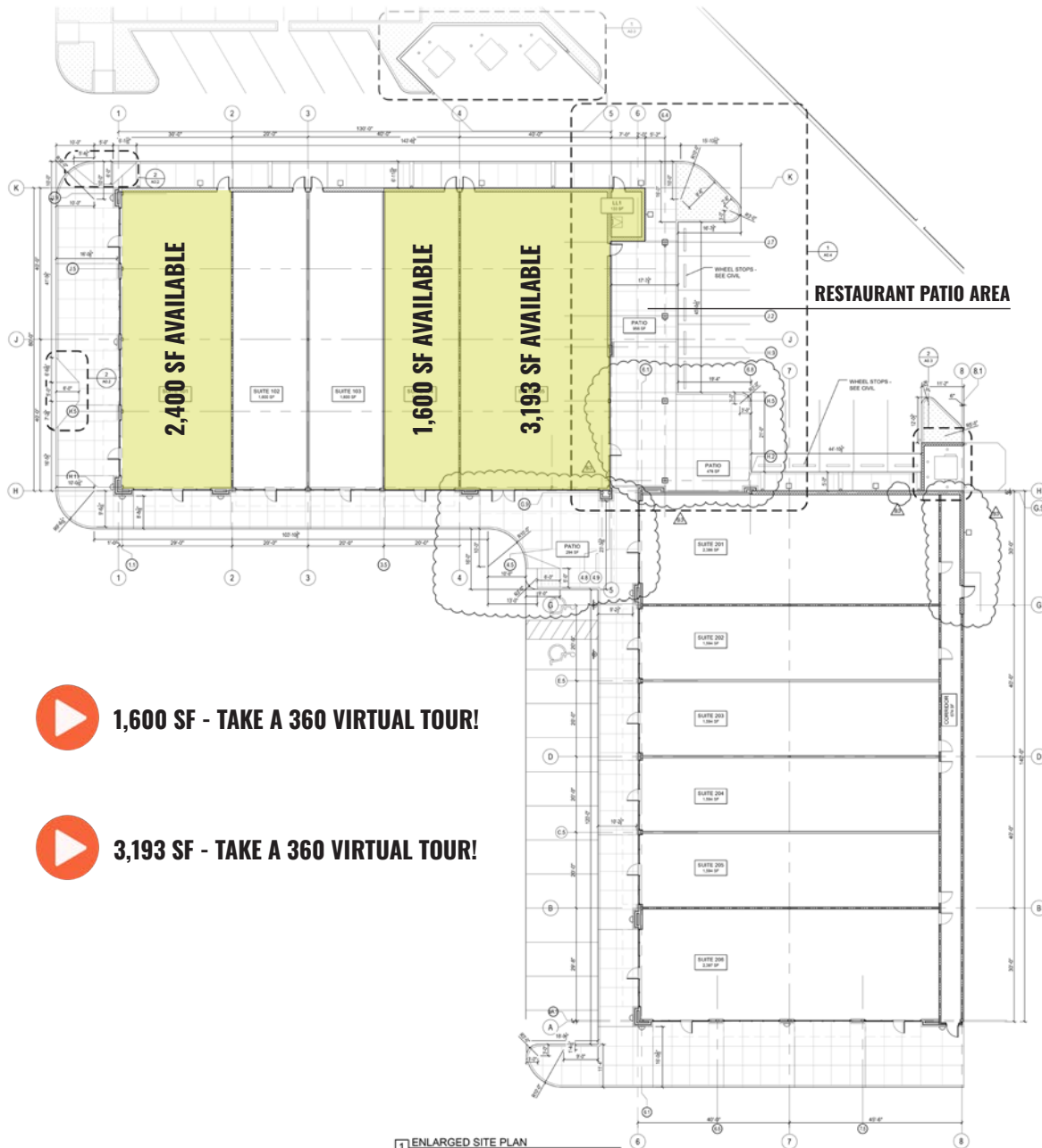
# THE SHOPPES OF MID RIVERS

## SITE PLAN + DETAILS



# THE SHOPPES OF MID RIVERS

## F L O O R P L A N S



**1,600 SF - TAKE A 360 VIRTUAL TOUR!**

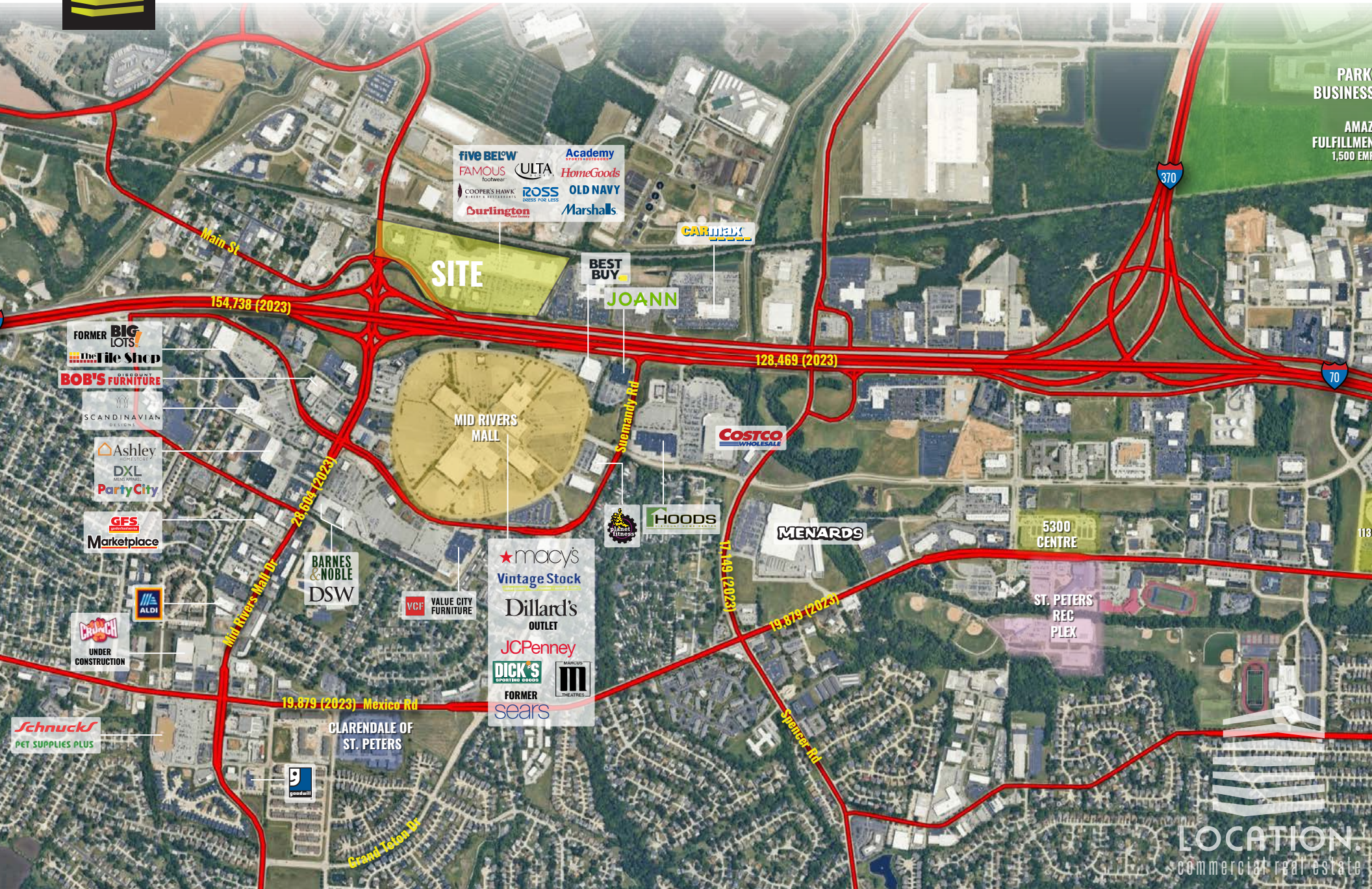


**3,193 SF - TAKE A 360 VIRTUAL TOUR!**

- **1,600 SF AND 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





# LOCATION.

commercial real estate

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