



CURRENT TENANTS

BIG LOTS!

Party City



SCANDINAVIAN
DESIGNS

DXL
DESTINATIONXL

Once upon a child

BED BATH & BEYOND



The Tile Shop

For information, please contact:

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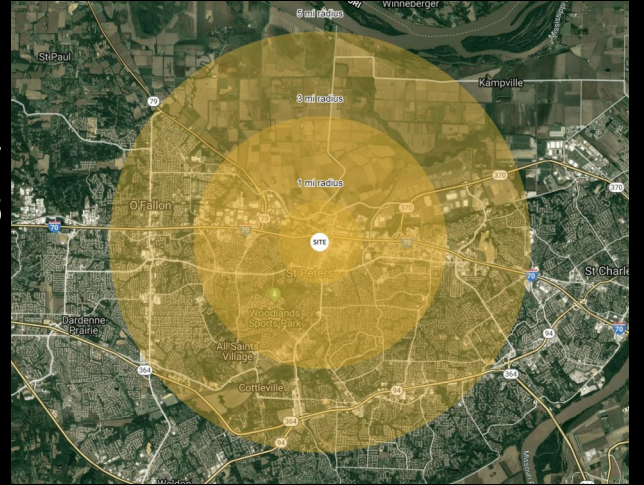
9109 Watson Road, 4th Floor | St. Louis, MO 63126 | www.rsolution.com

AREA DEMOGRAPHICS

	<u>1 Mi</u>	<u>3 Mi</u>	<u>5 Mi</u>
Population	8,684	57,806	158,347
Median HH Income	\$59,311	\$81,843	\$82,915
Daytime Employment	6,226	23,166	56,725

AVERAGE DAILY TRAFFIC

INTERSTATE 70	141,730 VPD
MID RIVERS MALL DRIVE	20,231 VPD

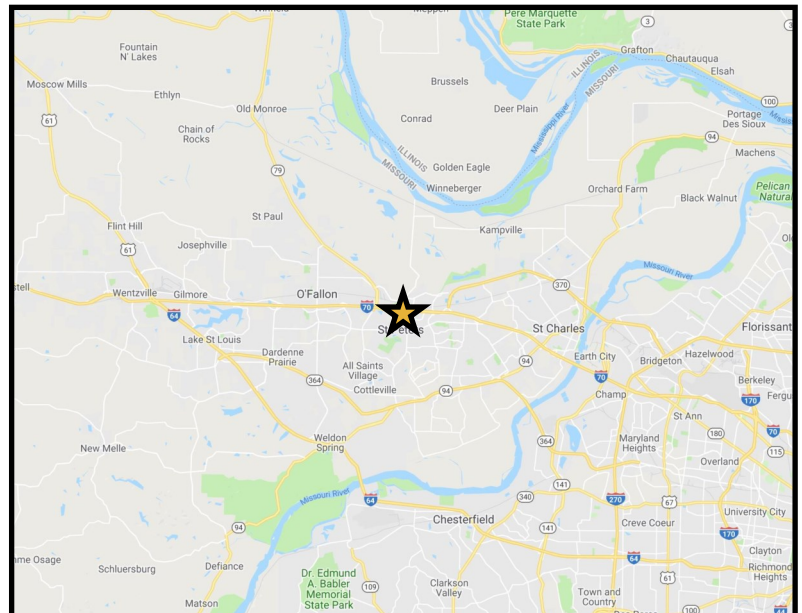


Mid Rivers Plaza is located in the city of Saint Peters, which is a growing community situated in one of Missouri's fastest growing counties, Saint Charles County, just northwest of Saint Louis County. Saint Peters is less than 30 miles from downtown Saint Louis and was named one of the Top 100 Best 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.

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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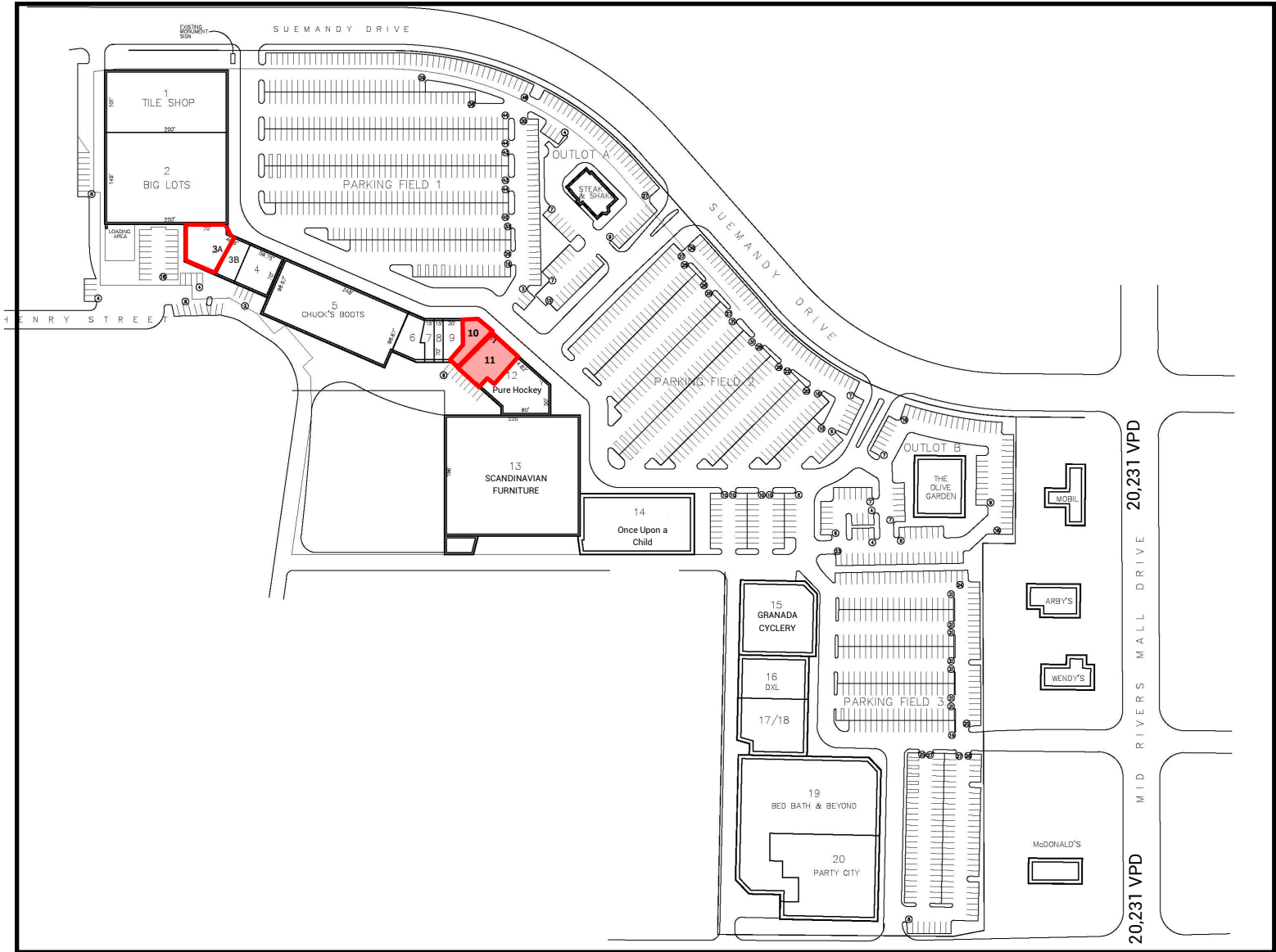
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CURRENT TENANTS

1. Tile Shop	20,200 SF	10. AVAILABLE	2,311 SF	15. Granada Cyclery	15,000 SF
2. Big Lots	29,800 SF	11. AVAILABLE	4,779 SF	16. DXL	7,892 SF
3A. AVAILABLE	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. Bed Bath & Beyond	38,843 SF
4. Dentures & Dental	4,185 SF	14. Once Upon a Child	18,248 SF	20. Party City	15,795 SF
5. Chuck's Boots	21,890 SF			Out Lot A—Steak n Shake	
6-9. My Salon Suites	6,889 SF			Out Lot B—Olive Garden	

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