

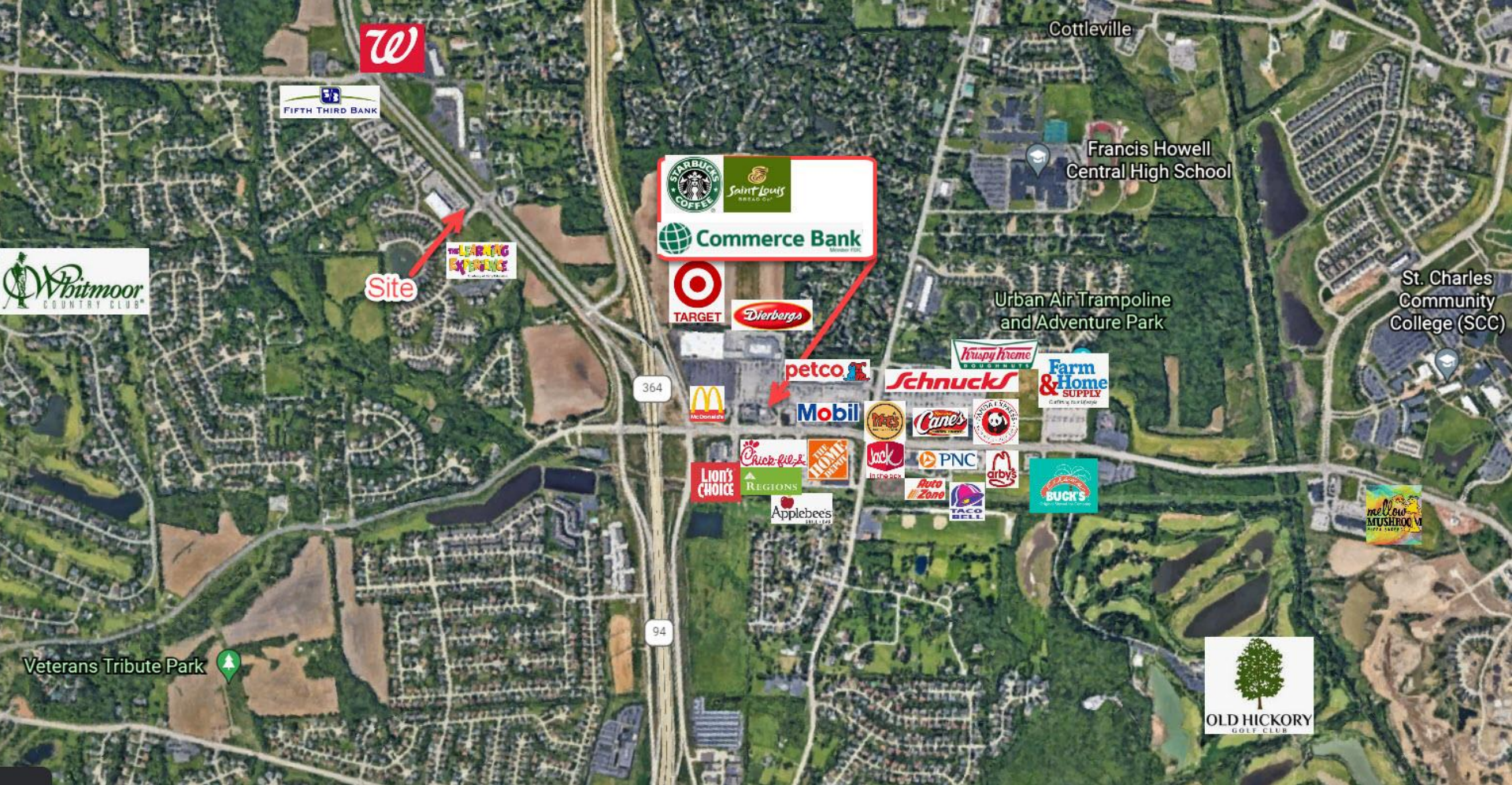
**OUT LOT AVAILABLE**  
**5230 Hwy 94, St. Peters, MO 63304**



**CALL TODAY**  
**FOR MORE INFORMATION**

## PROPERTY DETAILS

Up to .4 Acres Available  
Outstanding Visibility From Highway 94  
Good Ingress and Egress at Lighted Intersection  
Traffic counts at 94 and Mid River Mall Dr is 42,743  
**CALL FOR PRICING**



	2 mile	5 mile	10 mile
<b>Avg Household Income</b>	<b>\$131,480</b>	<b>\$116,582</b>	<b>\$118,591</b>
2021 Population	22,537	155,176	432,410

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



## Area Information

- Outparcel available for lease
- Ideal access at signalized intersections
- Hundreds of new apartments being constructed
- Great visibility from Highway 94
- Many area retailers including Home Depot, Dierbergs, Schnucks, Target, Petco and many others
- 1.5 Miles from St. Charles Community College
- Less than .5 miles from the intersection of Route 364, at Hwy. 94, and Mid Rivers Mall Dr.
- 46,000 VPD on Mid Rivers Mall Dr.
- 60,000 VPD on Route 364
- Thousands of residential homes just minutes away



# Ground Lease Available

## St. Peters, MO

St. Peters, MO is nationally recognized as the 13<sup>th</sup> best place to live in Money Magazine (2020)! In 2017, more than two million square feet of commercial space opened in the City of St. Peters, including largest 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. St. Peters is also home to an Amazon fulfillment center, which employs approximately 1,500 full-time workers since opening in May 2019.

Also, Enjoy the Rec-Plex, fondly referred to as the town's "crown jewel," is a delightful, city-run recreation center. Families get access to Olympic-sized swimming pools, a NHL-sized ice rink and 8,000 square feet of fitness equipment. The complex underwent an \$18.5 million expansion in 2007.

With numerous large employers in the area (including General Motors, Citi Bank and Boeing), the \$79,000 median household income here is nearly 50% higher than in the state at large. Thanks to reasonable home prices, close to 80% of residents own their homes. According to brokerage Redfin, homes are selling fast right now for about 1% above list price. — *Samantha Sharf*