



Demographics	1-Mile	3-Mile	5-Mile
2020 Population	6,190	64,901	170,615
2020 Households	2,394	23,882	63,266
2020 Average Household Income	\$123,252	\$121,905	\$116,945



94 Crossing - Phase I and II

Highway 94 at Mid Rivers Mall Drive
St. Peters, Missouri



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Space	Tenant	Size (sf)	Space	Tenant	Size (sf)	Space	Tenant	Size (sf)	Space	Tenant	Size (sf)
PHASE 1			12	Sally Beauty Supply	1,310	21	Bandana's Bar-B-Que	3,000	32	Logan University	8,000
1	Coldwell Banker Gundaker	6,800	13	Custom Cuts	1,180	22	Music and Arts Center	2,000	33	Nothing Bundt Cakes	2,383
2	The Joint	1,200	14	Orangetheory Fitness	2,917	23	Clarkson Eyecare	2,380	34	Available	2,417
3	European Wax Center	1,600	15	AT & T	3,220	24	Banzai - The Sushi Place	1,800	35	Barre Harmony	2,500
4	Elements Massage	1,600	16	Jimmie Johns	2,300	25	Hair Saloon for Men	2,000	36	Soccermaster	2,300
5	Nail Crew & Spa	1,200	PHASE 2			26	Berkshire Hathaway	5,000	37	Chimi's Fresh Mex	4,800
6	Fit4Me Foods	2,000	17	Integrity Title	2,200	27	Yogurt World	1,440	38	All Type Vacuum	1,456
7	Chocolate Chocolate	1,600	18	H & R Block	1,400	28	Mathnasium	1,294	39	Pacific Beach	1,760
8	Marshall Wireless	1,320	19	Available	1,200	29	Jay Brown, DMD	2,128	40	The Training Ground	5,686
9	Available (In-Store Venue)	1,838	20	Mercy-GoHealth Urgent Care	2,870	30	Petco	14,064	41	Starbucks	1,536
10	Available (In-Store Venue)	1,600				31	Brain Balance	4,000	42	St. Louis Bread Company	4,990
11	UPS Store	1,088							41	Beauty Brands	6,000

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