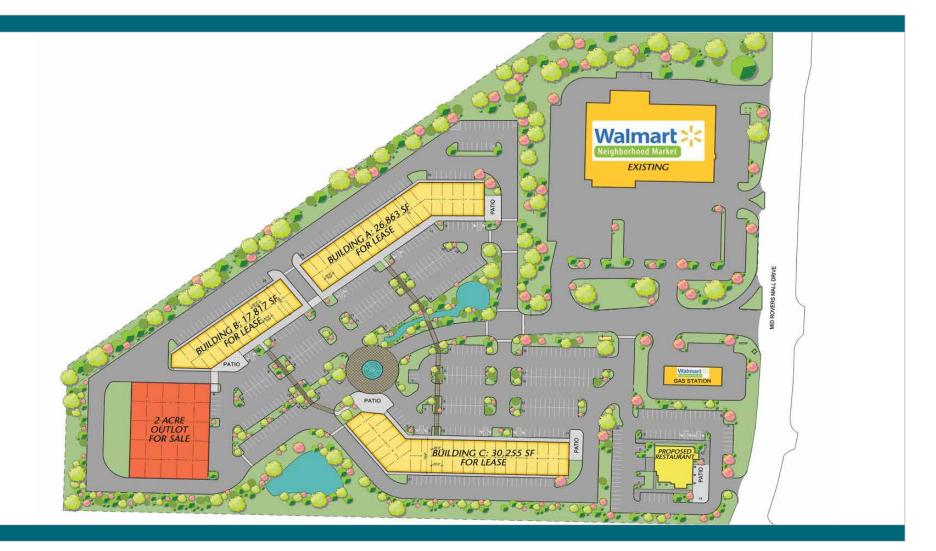
M^CKELVEY MARKETPLACE 3235 MID RIVERS MALL DR | ST. PETERS, MO 63376





PROPOSED GROCERY-ANCHORED NEIGHBORHOOD SHOPPING CENTER

Contact

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FEATURES

- Proposed 74,000 SF grocery-anchored neighborhood shopping center for lease
- > 2 acre outlot available for sale
- Anchored by existing Walmart Neighborhood Market and gas station
- > Proposed configuration of 3 multi-tenant retail buildings with available patio space:
 - Building A: 26,863 SF
 - Building B: 17,817 SF
 - Building C: 30,255 SF
- > 5.9/1,000 SF parking
- > Attractive demographic profile in growing community
- > Excellent visibility along Mid Rivers Mall Dr, opportunity for pylon and building signage
- > Signalized intersection

CONTACT BROKER FOR PRICING

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 13,470 | 84,179 | 179,101 |
| HOUSEHOLDS | 5,126 | 34,108 | 70,051 |
| MEDIAN HH INCOME | \$77,932 | \$72,831 | \$70,970 |
| MEDIAN HOME VALUE | \$183,781 | \$183,748 | \$192,001 |

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Existing Walmart Neighborhood Market & Gas Station



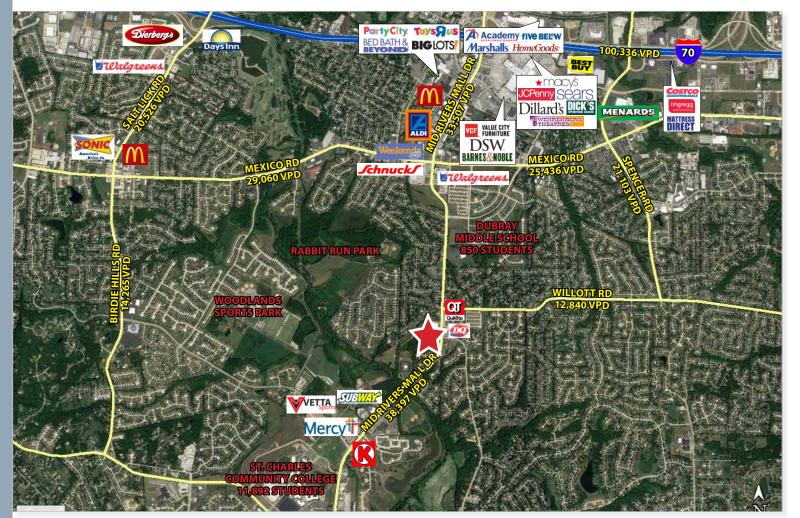
Proposed artist's rendering



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AERIAL MAP



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