

# MCKELVEY MARKETPLACE

3235 MID RIVERS MALL DR | ST. PETERS, MO 63376



MCKELVEY PROPERTIES  
building relationships . creating wealth



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



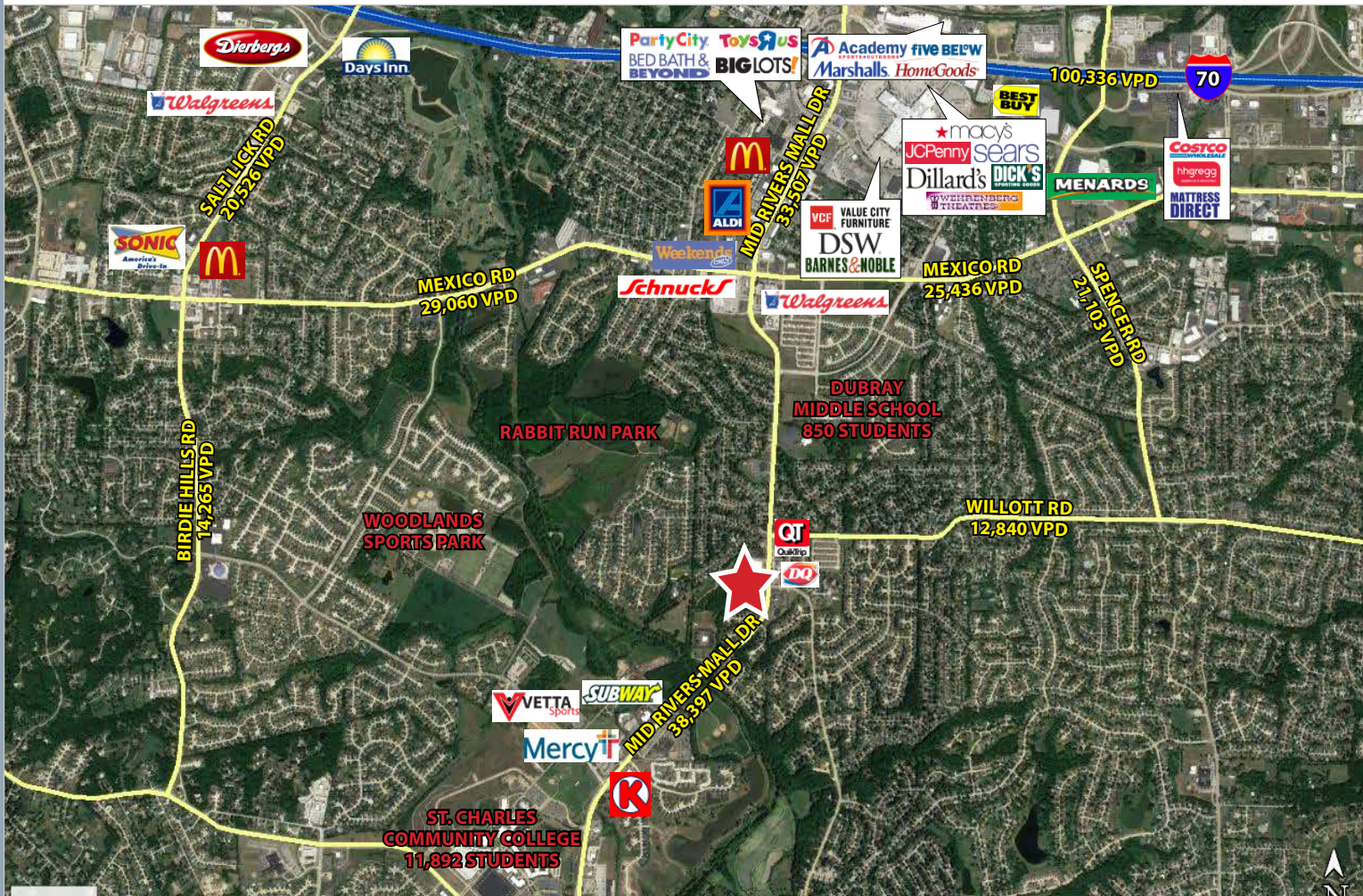
Proposed artist's rendering





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## AERIAL MAP



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