

# RETAIL FOR SALE OR LEASE

400 Mid Rivers Mall Drive  
St. Peters, MO 63376

## GOLDEN TRIANGLE CENTER



### BUILDING SIZE:

26,340 sf

### SPACE AVAILABLE:

Unit 418 - 1,200 sf

Units 442, 446, 450 = 3,600 sf  
- 1,200 sf each

### TRAFFIC COUNTS: (2009 ADT)

35,643 Mid Rivers S of Mexico

37,402 Mid Rivers N of Mexico

### TAXES:

\$51,519.23 (2010)

### LEASE RATE:

\$12.00/sq.f.t NNN

NNN - \$3.35/sq.ft.

### SALE PRICE:

\$2,340,000.00

**Patricia McKelvey**

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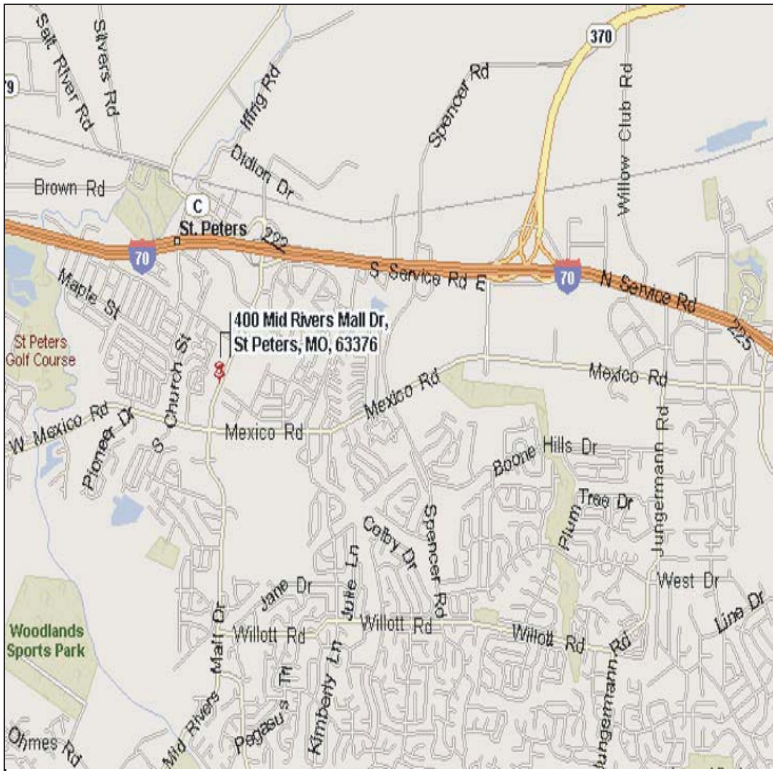
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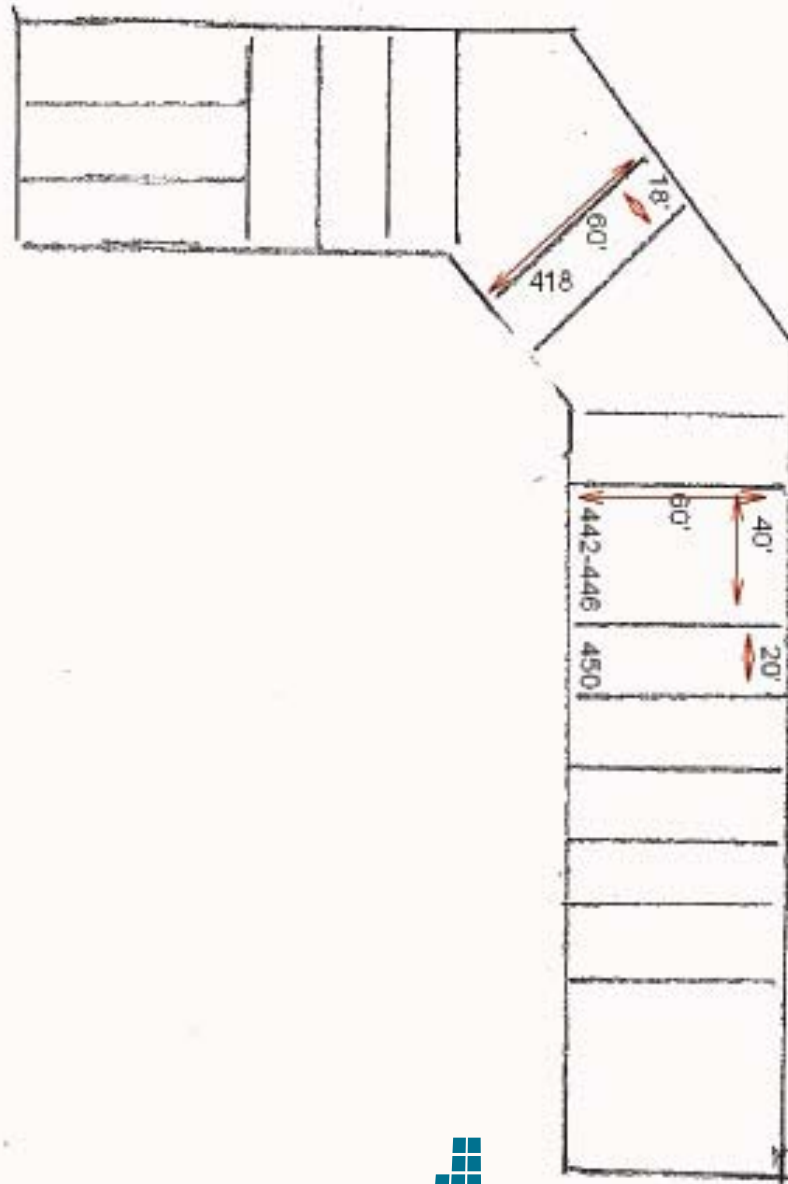
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# FLOOR PLAN

## Golden Triangle Center



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# DEMOGRAPHICS

## Golden Triangle Center






400 Mid Rivers Mall Dr, St P...

### Market Profile

Prepared by Patricia McKelvey

Latitude: 38.789116  
Longitude: -90.625084

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	11,573	55,868	146,491
2000 Group Quarters	54	164	763
2010 Total Population	11,789	62,682	168,629
2015 Total Population	12,130	65,438	178,962
2010 - 2015 Annual Rate	0.57%	0.86%	1.2%
 2000 Households	4,420	19,055	51,004
2000 Average Household Size	2.61	2.92	2.86
2010 Households	4,673	22,183	60,711
2010 Average Household Size	2.51	2.82	2.77
2015 Households	4,835	23,335	64,986
2015 Average Household Size	2.5	2.8	2.74
2010 - 2015 Annual Rate	0.68%	1.02%	1.37%
2000 Families	3,173	15,244	40,173
2000 Average Family Size	3.11	3.29	3.24
2010 Families	3,210	17,134	46,254
2010 Average Family Size	3.07	3.23	3.2
2015 Families	3,274	17,789	48,829
2015 Average Family Size	3.07	3.23	3.2
2010 - 2015 Annual Rate	0.4%	0.75%	1.09%
 2000 Housing Units	4,541	19,395	52,249
Owner Occupied Housing Units	76.5%	85.7%	84.2%
Renter Occupied Housing Units	20.5%	12.3%	13.3%
Vacant Housing Units	3.0%	2.0%	2.5%
2010 Housing Units	4,886	22,930	63,231
Owner Occupied Housing Units	72.5%	82.5%	81.3%
Renter Occupied Housing Units	23.1%	14.3%	14.7%
Vacant Housing Units	4.4%	3.3%	4.0%
2015 Housing Units	5,139	24,403	68,581
Owner Occupied Housing Units	71.5%	81.4%	80.1%
Renter Occupied Housing Units	22.6%	14.2%	14.7%
Vacant Housing Units	5.9%	4.4%	5.2%
<b>Median Household Income</b>			
2000	\$51,189	\$60,534	\$60,055
2010	\$64,515	\$79,525	\$78,693
2015	\$70,022	\$92,759	\$91,913
<b>Median Home Value</b>			
2000	\$96,406	\$112,784	\$118,173
2010	\$142,996	\$166,555	\$173,782
2015	\$171,479	\$203,076	\$213,311
<b>Per Capita Income</b>			
2000	\$21,161	\$22,318	\$23,234
2010	\$28,796	\$31,390	\$31,867
2015	\$32,100	\$34,732	\$35,349
<b>Median Age</b>			
2000	35.3	34.0	33.5
2010	36.9	35.2	34.6
2015	37.0	35.5	34.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Eeri forecasts for 2010 and 2015.

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