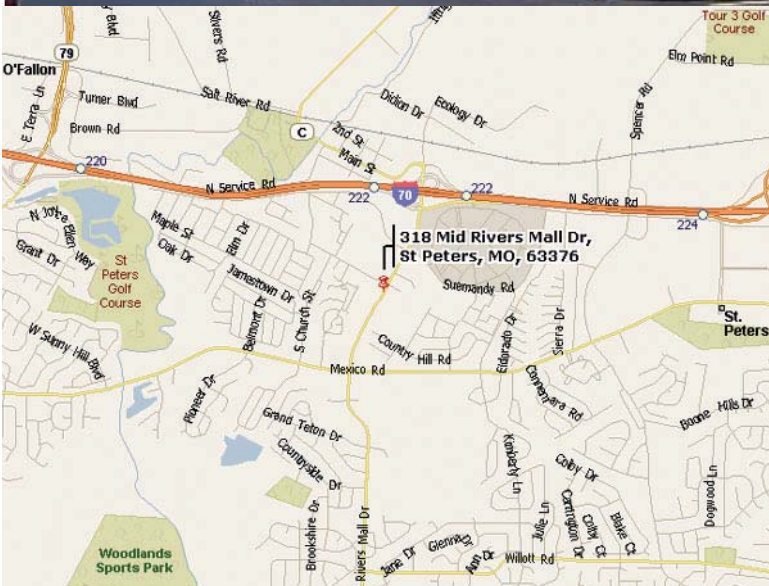


RETAIL FOR LEASE

318 MID RIVERS MALL DR.
ST. PETERS, MO 63376

MP

Free Rent!



Building Size	17,259 sf
Space Available	Suite C: 1,214 sf Suite G: 1,175 sf Suite H: 1,175 sf Suite O: 1,210 sf - End Cap
Traffic Count	37,402 ADT (Sept.'09)
Current Tenants	Pasta Bowl Restaurant The Tan Company Penn Station Hearing Solution Dental Service Co U S Mattress
Lease Rate	\$14.00/sf NNN NNN = \$3.52/sf

**negotiated based upon tenant, terms*

and any other conditions requested by Owner.



MCKELVEY PROPERTIES
building relationships . creating wealth

Shari Nevels / Jessica Obermann

snevels@mckelveyproperties.com

jobermann@mckelveyproperties.com

636-397-1634 office 636-397-1632 fax

2154 Bluestone Drive

St. Charles, Missouri 63303

www.mckelveyproperties.com

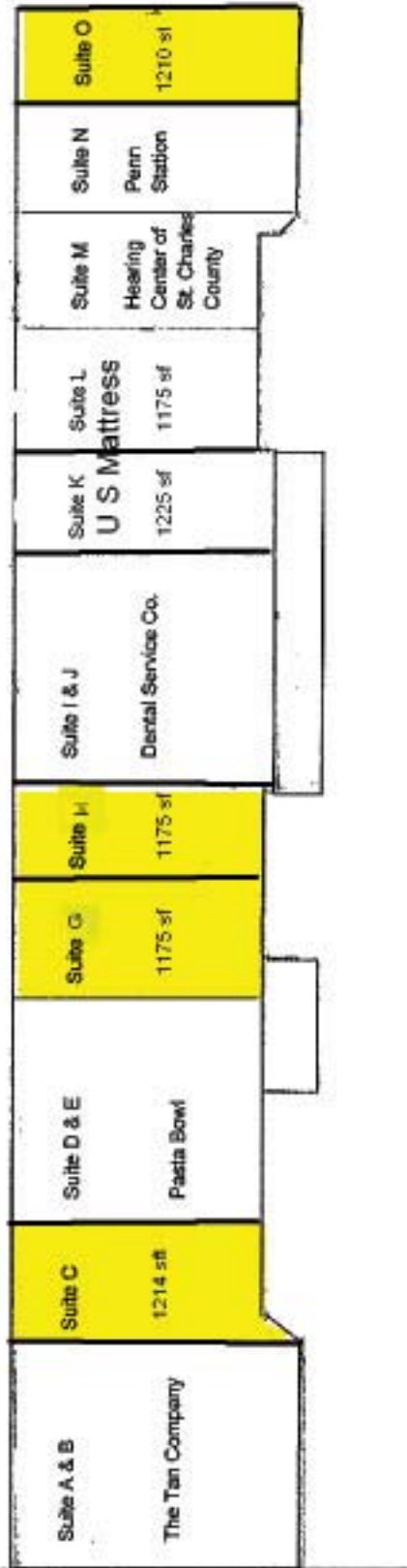
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

RETAIL FOR LEASE

318 Mid Rivers Mall Dr.
St. Peters, MO 63376



318 Mid Rivers Mall Dr



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

318 Mid Rivers Mall Dr.
St. Peters, MO 63376

MP



No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.




RETAIL FOR LEASE

318 Mid Rivers Mall Dr.

St. Peters, MO 63376



Village Mall	318 Mid Rivers Mall Dr	318 Mid Rivers Mall Dr	318 Mid Rivers Mall Dr
Latitude: 38.798017	Saint Peters, MO 63376	Saint Peters, MO 63376	Saint Peters, MO 63376
Longitude: -90.620359	Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile

	2000 Total Population	5,600	48,660	132,502
	2000 Group Quarters	17	149	648
	2007 Total Population	5,868	53,031	154,217
	2012 Total Population	6,399	58,833	176,094
	2007 - 2012 Annual Rate	1.75%	2.1%	2.69%
	2000 Households	2,487	16,747	46,571
	2000 Average Household Size	2.24	2.9	2.83
	2007 Households	2,679	18,774	55,767
	2007 Average Household Size	2.18	2.82	2.75
	2012 Households	2,949	21,033	64,331
	2012 Average Household Size	2.16	2.79	2.73
	2007 - 2012 Annual Rate	1.94%	2.3%	2.9%
	2000 Families	1,600	13,243	36,352
	2000 Average Family Size	2.8	3.28	3.23
	2007 Families	1,644	14,411	42,278
	2007 Average Family Size	2.77	3.23	3.17
	2012 Families	1,756	15,835	47,838
	2012 Average Family Size	2.76	3.22	3.16
	2007 - 2012 Annual Rate	1.33%	1.9%	2.5%
	2000 Housing Units	2,575	17,054	47,853
	Owner Occupied Housing Units	69.0%	84.8%	83.0%
	Renter Occupied Housing Units	26.7%	13.2%	14.4%
	Vacant Housing Units	4.3%	2.0%	2.6%
	2007 Housing Units	2,758	19,076	57,152
	Owner Occupied Housing Units	69.5%	85.0%	83.1%
	Renter Occupied Housing Units	27.7%	13.5%	14.5%
	Vacant Housing Units	2.9%	1.6%	2.4%
	2012 Housing Units	3,015	21,397	65,988
	Owner Occupied Housing Units	69.8%	84.6%	82.8%
	Renter Occupied Housing Units	28.0%	13.7%	14.7%
	Vacant Housing Units	2.2%	1.7%	2.5%
	Median Household Income			
	2000	\$41,093	\$60,034	\$59,127
	2007	\$51,247	\$75,521	\$75,225
	2012	\$60,000	\$87,600	\$88,055
	Median Home Value			
	2000	\$86,900	\$111,725	\$116,243
	2007	\$140,387	\$179,990	\$187,121
	2012	\$156,957	\$195,145	\$203,697
	Per Capita Income			
	2000	\$19,749	\$22,263	\$22,982
	2007	\$25,849	\$29,719	\$30,659
	2012	\$30,850	\$36,061	\$37,352
	Median Age			
	2000	36.5	34.2	33.5
	2007	37.2	35.8	35.0
	2012	36.3	35.5	34.8

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. ESRI forecasts for 2007 and 2012.