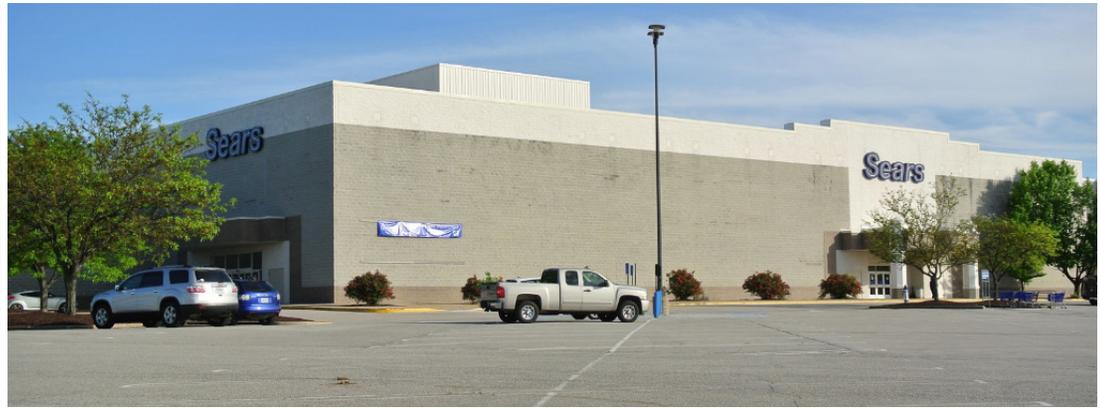


FOR SALE



SEARS - ST. PETER'S, MISSOURI

3 Mid Rivers Mall Drive | St. Peter's, MO



ANDY CRIMMINS

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PROPERTY FEATURES

| | |
|---------------------|--|
| Parcel Address: | 3 Mid Rivers Mall Drive St. Peter's, Missouri 63376 |
| Building Size (SF): | 140,970 SF |
| Total Acreage: | 10.93 Acres |
| Year Built: | 1990 |
| Zoning: | 2272 - Shopping Center, Regional |
| Pricing: | Call for information |

INDEPENDENCE CENTER MALL

| | |
|--------------------|---|
| Number of Stores: | 110 |
| Size: | 1,030,184 SF |
| Featured Stores: | H&M, American Eagle Outfitters, Bath & Body Works, Buckle, The Children's Place, DICK'S Sporting Goods, Shoe Dept. Encore, Express, Francesca's, LOFT, Maurices, Men's Wearhouse, PINK, Torrid, Victoria's Secret, Windsor and Zumiez |
| Trade Area: | 549,296 (2018 est.) |
| Center Employment: | 1,500 (est.) |



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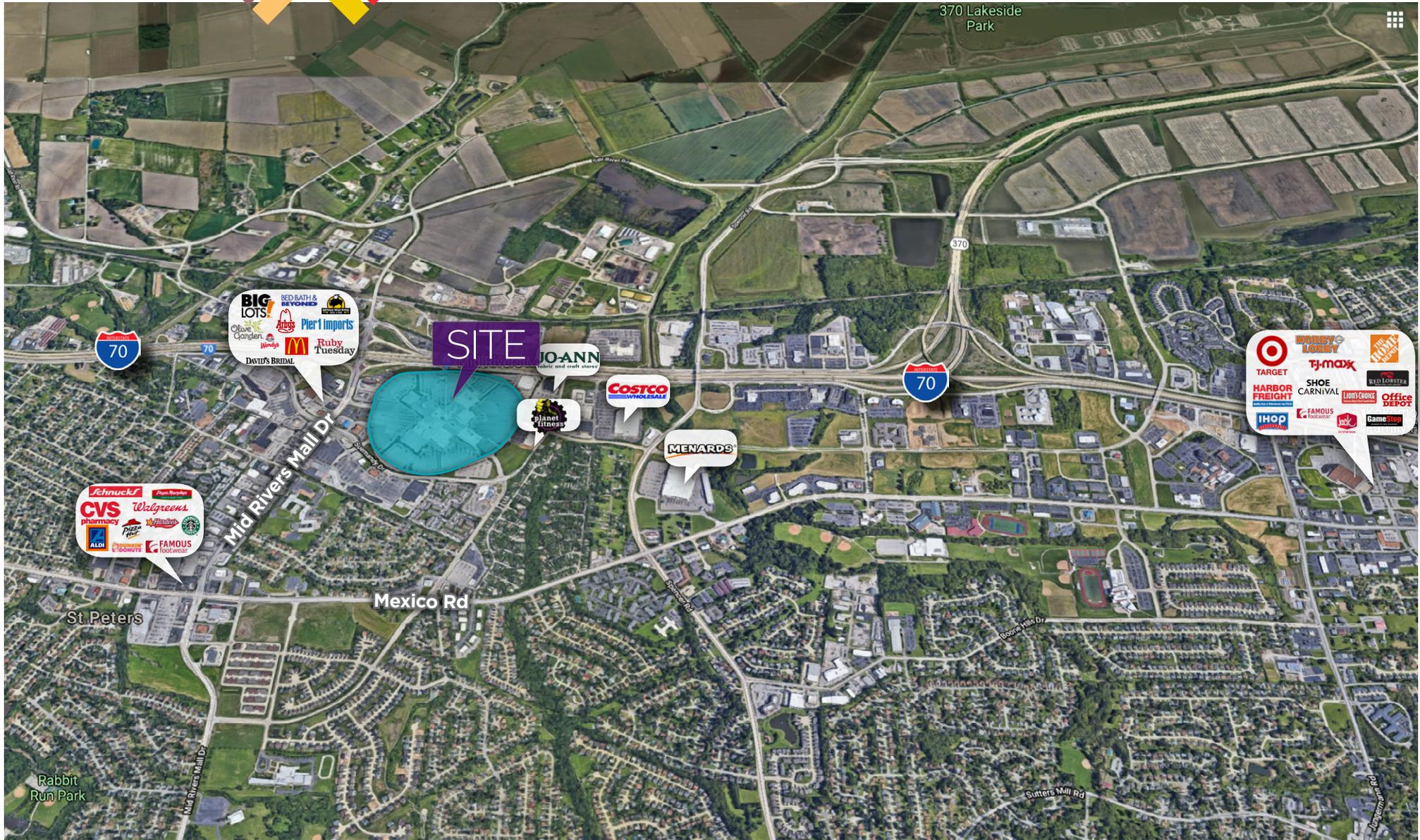
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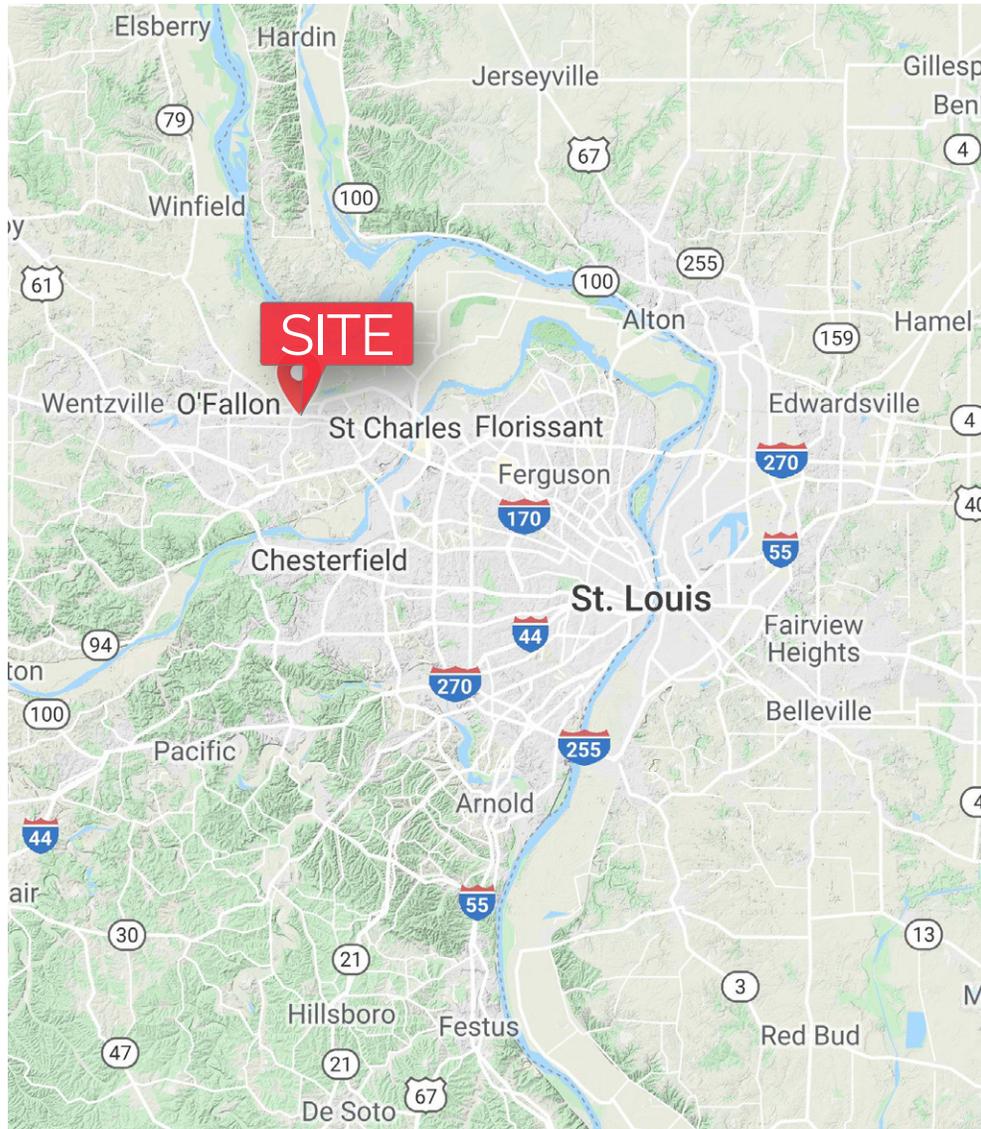
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REGIONAL MAP



TRADE AREA FACTS

- Money magazine ranks two cities in the Mid Rivers primary trade area in the top 100 "Best Places to Live," including St. Peter's (#15) and O'Fallon (#42).
- Conveniently located on Interstate 70, Mid Rivers Mall is the only enclosed mall located in St. Charles County
- Household incomes are expected to increase by 15% over the next two years.
- Over the past five years, there has been an estimated 23% growth in population, 25% growth in home sales and a 35% increase in the average value of homes.
- The largest employers in the area include Boeing (16,000 employees), Citigroup (5000 employees), SSM Healthcare (2000 employees) and MasterCard Worldwide (2,200 employees).
- St. Charles County is home of multiple entertainment venues including Ameristar Casino Resort and Spa, St. Charles Family Arena and the St. Charles Convention Center.

DEMOGRAPHICS

| | PRIMARY TRADE AREA | SECONDARY TRADE AREA | TOTAL TRADE AREA |
|---------------------------------|--------------------|----------------------|------------------|
| Population (2018 Est.) | 490,532 | 58,764 | 549,296 |
| Population Projection (2023) | 521,587 | 59,175 | 580,844 |
| 2010 Census | 445,277 | 59,638 | 504,915 |
| 2018 Daytime Population Est. | 167,359 | 31,789 | 199,148 |
| Average HH Income (2018 Est.): | \$94,624 | \$77,034 | \$92,634 |
| Average HH Income (2023 Proj.): | \$105,631 | \$93,579 | \$104,333 |
| Median Age: | 40 | 46 | 42 |

Source: 2010 Census; Scan/US 2018/2023 Estimates

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