



**McKELVEY
PROPERTIES**

17280 N Outer 40 Rd, Chesterfield, MO 63005



7475-7525 MEXICO RD

St. PETERS, MO 63376

FOR LEASE

EXCLUSIVELY LISTED BY:



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FOR LEASE TERMS \$15/SF + \$3.50NNN | PRIME LOCATION

FOR LEASE

PROPERTY OVERVIEW

Promenade Plaza is a prime commercial property located in the bustling business district of St. Peters, Missouri. This retail property offers an exceptional opportunity for businesses seeking a strategic location with high visibility and accessibility. The building is well-suited for various retail uses, and offers spacious suites perfect for a dance studio, catering and event space, call center, financial and professional offices, franchise users, chiropractor, pet supply, veterinarians, martial arts, and more!

PROPERTY HIGHLIGHTS

3 units available ranging from 1232 - 4,961 SF.
Multiple contiguous units.

Money Magazine names St. Peters, Missouri in Top 22 out of 100 "BEST Places to live in the U.S." New apartment complexes and homes surround the site. Next to Mid Rivers Elementary Fort Zumwalt.

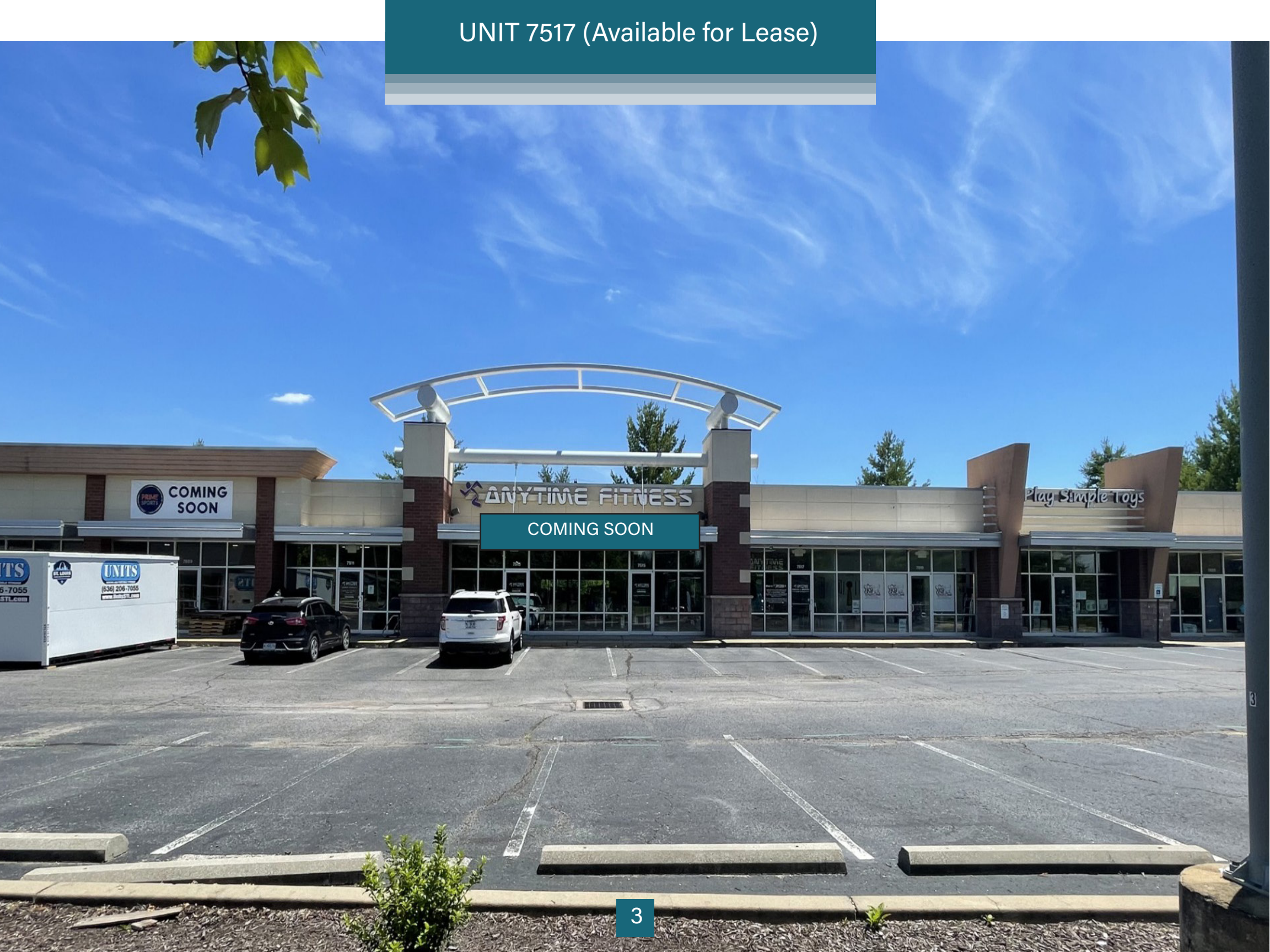
Come join current tenants: The Quilted Cow, Prime Sports Midwest, Axes Physical Therapy, Respond Right Training Center and Academy, Blush Salon, Fusion Media, K9 Sniff, and AL's P-X Wine & Spirits.



Lease Rate:	\$15/SF +\$3.50NNN
Property Address:	7475-7525 Mexico Rd.
City, State, Zip Code:	St. Peters, Missouri 63376
Property Type:	Retail
Year Built:	2005
Lot Size:	7.17 acres



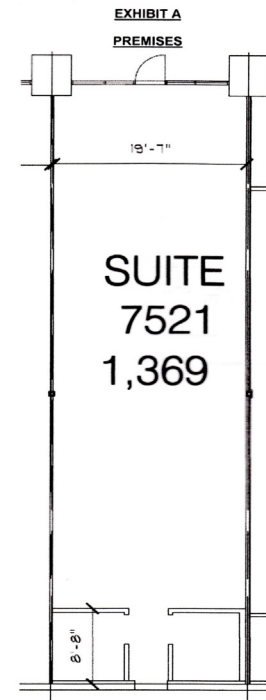
UNIT 7517 (Available for Lease)



UNIT 7487 (Available for Lease)



UNIT 7521 (Available for Lease)



FLOOR PLAN

AXES PHYSICAL THERAPY 7481	AVAILABLE 1,232 SF 7487	RESPOND RIGHT EMS ACADEMY 7491	BLUSH SALON 7497	FUSION MEDIA MARKETING 7503
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7505	PRIME SPORTS MIDWEST 7507	7509	COMING SOON 4,961 SF 7517	K9 SNIFF 7519	AVAILABLE 1,369 SF 7521	NEWLY LEASED 7523-7525
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ALS P-X LIQUOR, WINE, & SPIRITS SPOT 1	7477	7477
	NEWLY LEASED	
THE QUILTED COW		

MEXICO RD

LOCATION MAP

SUBJECT

The map shows a suburban area with a location pin on Mexico Rd. Two callout boxes list nearby businesses:

- Left Callout Box:**
 - Hapkido-USA Martial Arts
 - ANYTIME FITNESS
 - axes PHYSICAL THERAPY
 - Blush Salon
 - FUSIONMEDIA MARKETING
 - Al's P-X Wine & Spirits
- Right Callout Box:**
 - DUNKIN' DONUTS
 - Shamoo's
 - Pizza Hut
 - Hardee's
 - Little Gym
 - Walgreens
 - Andy's
 - TOTAL ACCESS URGENT CARE
 - goodwill
 - Schnucks
 - McALISTER'S BAKERY
 - FedEx



ST. CHARLES COUNTY, MISSOURI MAJOR EMPLOYERS

COMPANY	LOCATION	EMPLOYEES
Amazon	St. Peters	5,041
General Motors	Wentzville	4,124
MasterCard	O'Fallon	3,450
Citigroup	O'Fallon	1,858
Boeing	Saint Charles	Undisclosed
True Manufacturing	O'Fallon	Undisclosed
Ameristar Casino	Saint Charles	1,090
Nike Air Manufacturing Innovation	Unincorporated	800
FedEx Ground	St. Peters	694
NISC	Lake Saint Louis	610
Lear Corporation	Wentzville	558
RB Manufacturing	Saint Peters	550

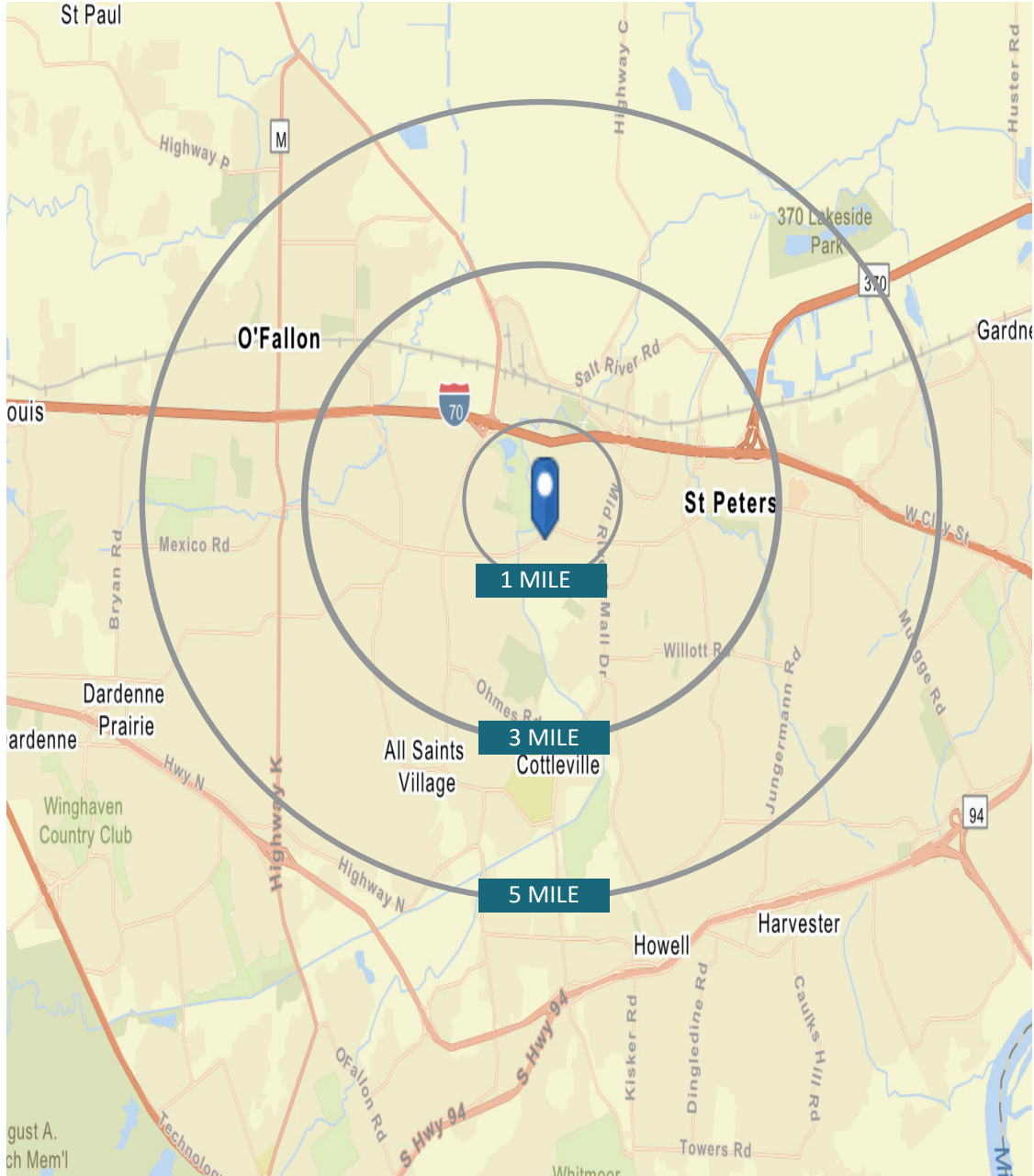
Source: <https://www.edcsc.com/selectstcharlescountymo/major-employers/>



DEMOGRAPHICS

PROMENADE PLAZA

POPULATION	1 Miles	3 Miles	5 Miles
2010 Population	10,130	60,115	160,164
2024 Population	11,246	66,083	173,529
2029 Population Projection	11,498	67,372	177,230
Median Age	40.9	41.2	40.8
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2010 Households	4,073	21,730	59,085
2024 Households	4,570	25,295	67,323
2029 Households Projection	4,735	26,192	69,775
Average Household Size	2.46	2.59	2.56
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	2.46	2.59	2.56
Median Household Income	\$79,031	\$100,660	\$101,208



173,529

2024 POPULATION
(5 Miles)

\$123,779

AVERAGE HH
INCOME
(5 Miles)

\$101,208

MEDIAN HH
INCOME
(5 Miles)