



The Kase Group

Real Estate Investment Services

In AssicParaSell, Inc. | A Licensed Missouri Broker #2019035835

KASE ABUSHARKH

Founding Principal
925-348-1844
kase@thekasegroup.com
Lic #: TX #708586

JACOB ABUSHARKH

Managing Principal
650-315-2112
jacob@thekasegroup.com
Lic #: CA 01385529

SCOTT REID

Broker - ParaSell, Inc.
949-942-6585
broker@parasellinc.com
Lic #: 2019024102

RED ROBIN ABSOLUTE NNN LEASED OFFERING

317 Mid Rivers Mall Drive, St. Peters, MO



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RED ROBIN

317 Mid Rivers Mall Drive,
St. Peters, MO

PROPERTY INFORMATION

PROPERTY SUMMARY

This is a strong opportunity to acquire a Red Robin in St. Peters, Missouri. The absolute NNN lease has zero landlord obligations. The lease is corporately guaranteed by Red Robin. The lease includes 10% rent increases every five years and four additional five-year renewal options, creating built-in growth and long-term upside.

The property sits in a highly visible location along Mid Rivers Mall Drive, with traffic counts exceeding 31,800 vehicles per day. It also offers direct access to Interstate 70, which sees approximately 75,300 vehicles daily, giving the site strong exposure to both local traffic and regional commuters. The surrounding corridor is a well-established suburban retail area with consistent demand and strong customer flow.

The asset is positioned next to Mid Rivers Mall, a major shopping destination that attracts more than 5 million visits annually. This steady draw brings significant traffic to the immediate area and supports the tenant's long-term performance. Strong surrounding demographics further reinforce the stability of the location and continued viability of the investment.

RED ROBIN
317 Mid Rivers Mall Drive

PROPERTY HIGHLIGHTS

- New 15 Year Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee
- High Traffic Location - Over 31,800 VPD and Immediate access to I-70 (75K+ VPD)
- Strong Surrounding Demographics
- Located in a Dense Retail Trade Area



OFFERING SUMMARY

OFFERING SUMMARY

Address	317 Mid Rivers Mall Drive St. Peters, MO
Price	\$2,888,889
CAP Rate	6.75%
NOI	\$195,000
Lease Start	8/30/2023
Lease End	8/31/2038
Lot Size	1.86 AC
Square Footage	6,280 SF
Lease Type	NNN
Options	Four, 5-Year Options
Increases	10% Every 5 Years Throughout Initial Term & in Options First Increase September 1st, 2028

RED ROBIN
317 Mid Rivers Mall Drive



A scenic view of a park-like area with a pond, trees, and a building in the background. The pond is in the foreground, and a fountain is visible on the left. A group of people is standing on a grassy area in the middle ground. A large tree is on the right, and a building is visible in the background. The sky is blue and clear.

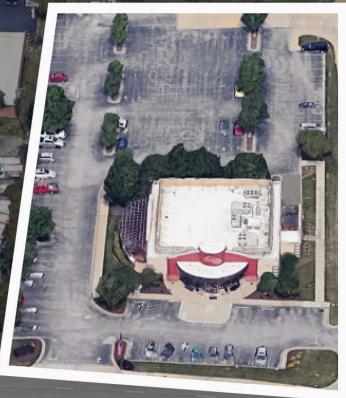
LOCATION DESCRIPTION

The area surrounding 317 Mid Rivers Mall Drive benefits from a dense and affluent consumer base that supports a stable retail environment. Within five miles, the population totals 175,749 residents, with a daytime population of 45,135 within three miles. The five-mile median household income exceeds \$102,000.

The property also offers excellent accessibility and visibility. Located just south of the Interstate 70 interchange, the site has convenient access to Route 364, MO-370, and MO-94. Mid Rivers Mall Drive serves as a primary north-south corridor with approximately 31,500 vehicles per day, while nearby Route 364 carries around 78,000 vehicles daily. Ongoing municipal improvements, including a \$489,358 intersection optimization project, are expected to further improve traffic flow in the area. The asset sits within a major commercial hub anchored by Mid Rivers Mall, which draws more than five million visits annually. The surrounding corridor includes a strong mix of national retailers and restaurants such as Dick's Sporting Goods, Macy's, McDonald's, and Walgreens, creating consistent cross-shopping traffic.

Additional growth in the area, including the \$55 million Preston at City Center multifamily development, is expected to continue expanding the local customer base and support long-term retail demand.

RED ROBIN
317 MID RIVERS MALL DRIVE
ST. PETERS, MO



MCMENAMY RD

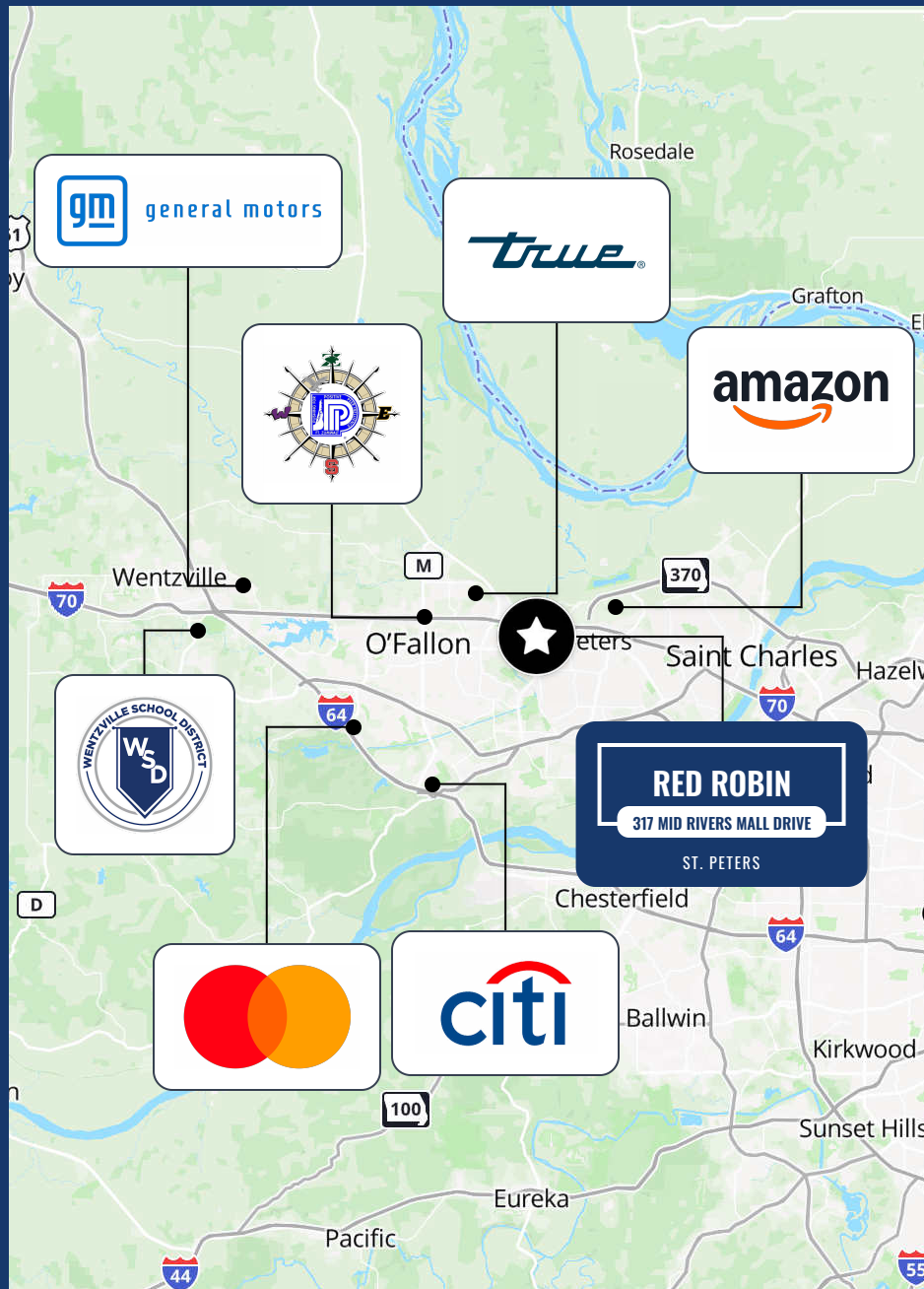
MID RIVERS MALL DR

AREA MAP



RED ROBIN
317 Mid Rivers Mall Drive

MAJOR EMPLOYERS



RED ROBIN
317 Mid Rivers Mall Drive

The property is located in St. Charles County, one of the fastest-growing counties in Missouri for more than 30 years. The area is supported by a diverse mix of employers across manufacturing, logistics, financial services, and the public sector, helping create a stable and growing local economy.

Major employers include Boeing and General Motors, with GM's Wentzville Assembly plant supporting more than 15,000 jobs statewide and continuing to see investment for future vehicle production. Amazon also operates a large fulfillment center in St. Peters, making it one of the county's largest employers. The financial and technology sectors are also well represented, with operations from MasterCard and CitiMortgage.

Public sector employers, including the Fort Zumwalt and Wentzville school districts, further add to the area's stability. This mix of corporate, industrial, and public employment continues to support population growth and helps drive long-term demand for retail and commercial real estate in the St. Peters market.

Employer	Industry	Employees	Distance
Amazon	Logistics	6,000	4.9 mi
General Motors	Manufacturing	4,100	12.2 mi
Mastercard	Financial Services	4,000	11.4 mi
Fort Zumwalt School District	Education	2,800	5.0 mi
Wentzville R-IV School District	Education	2,500	14.3 mi
Citi	Financial Services	2,000	8.3 mi
True Manufacturing	Manufacturing	1,000	4.7 mi

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