



**2023 DEMOGRAPHICS**  
 1 Mile | 3 Miles | 5 Miles

**Population**  
 4,677 | 55,620 | 155,499

**Daytime Population**  
 7,527 | 39,172 | 93,218

**Median Household Income**  
 \$75,884 | \$99,975 | \$103,382

# LAND FOR SALE

Spencer Road & Veterans Memorial Parkway | St. Peters, Missouri 63376  
 Up to 9.7 Acres | Sale Price: \$9.00/SF

**PROPERTY DETAILS**

Visibility along Veterans Memorial & I-70  
 Potential signalized access at Spencer Road & Spencer Loop Road  
 Zoned "SD-RD" - Special District General Retail Service Commercial  
 Close to Mid Rivers Mall, St. Peters Rec Plex,  
 & Barnes-Jewish St. Peters Hospital

I-70 - 129,456 VPD  
 Veterans Memorial Parkway - 9,600 VPD  
 Spencer Road - 6,564 VPD

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# Zoomed Aerial



Academy HomeGoods Marshalls  
 Burlington carter's five BELOW  
 ROSS DRESS FOR LESS FAMOUS FOOTWEAR ULTA  
 sleep number OUTBACK STEAKHOUSE BLAZE PIZZA  
 AspenDental

MID RIVERS MALL  
 1,087,246 SF | \$312/SF

★ macy's JCPenney Dillard's  
 DICK'S SPORTS GOODS LOFT  
 MARCUS THEATRES H&M Justice charlotte russe  
 MEN'S WEARHOUSE NEW YORK & COMPANY  
 SEPHORA LANE BRYANT  
 maurices EXPRESS  
 THE CHILDREN'S PLACE rue21 VICTORIA'S SECRET  
 claire's Buckle Payless  
 AMERICAN EAGLE Bath & Body Works  
 CHAMPS SPORTS SHOE DEPT. ENCORE FINISH LINE  
 CHARLEY'S Hallmark GNC  
 REGIS SALONS PACSUN  
 SUBWAY

**COSTCO**  
 WHOLESALE  
 T-Mobile