



McKELVEY
PROPERTIES

17280 N Outer 40 Rd, Chesterfield, MO 63005



7475-7525 MEXICO RD

St. PETERS, MO 63376

FOR LEASE

EXCLUSIVELY LISTED BY:



JOI NIEDNER

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FOR LEASE

\$15.00/SF + \$4.25NNN

PRIME LOCATION

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 1369-3718 SF for lease.

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, Bloom Fitness, Axes Physical Therapy, Respond Right Training Center and Academy, Blush Salon, Fusion Media, K9 Sniff, and AL's P-X Wine & Spirits.

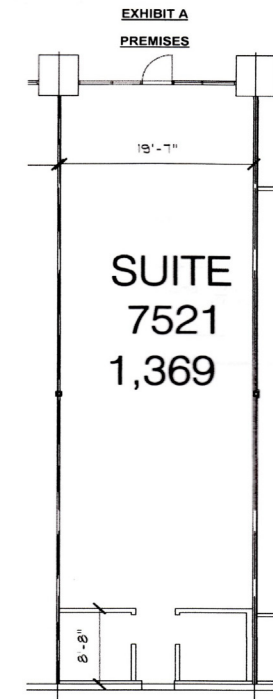


Lease Rate:	\$15.00/SF + \$4.25NNN
Property Address:	7475-7525 Mexico Rd.
City, State, Zip Code:	St. Peters, Missouri 63376
Property Type:	Retail
Year Built:	2005
Lot Size:	7.17 acres

UNIT 7487 - AVAILABLE



UNIT 7521 - AVAILABLE



FLOORPLAN

AXES PHYSICAL THERAPY	★ AVAILABLE! 1,232 SF	RESPOND RIGHT EMS ACADEMY	STL WEARHOUSE 7493	BLUSH SALON	FUSION MEDIA MARKETING
7481	7487	7491	7493	7497	7503

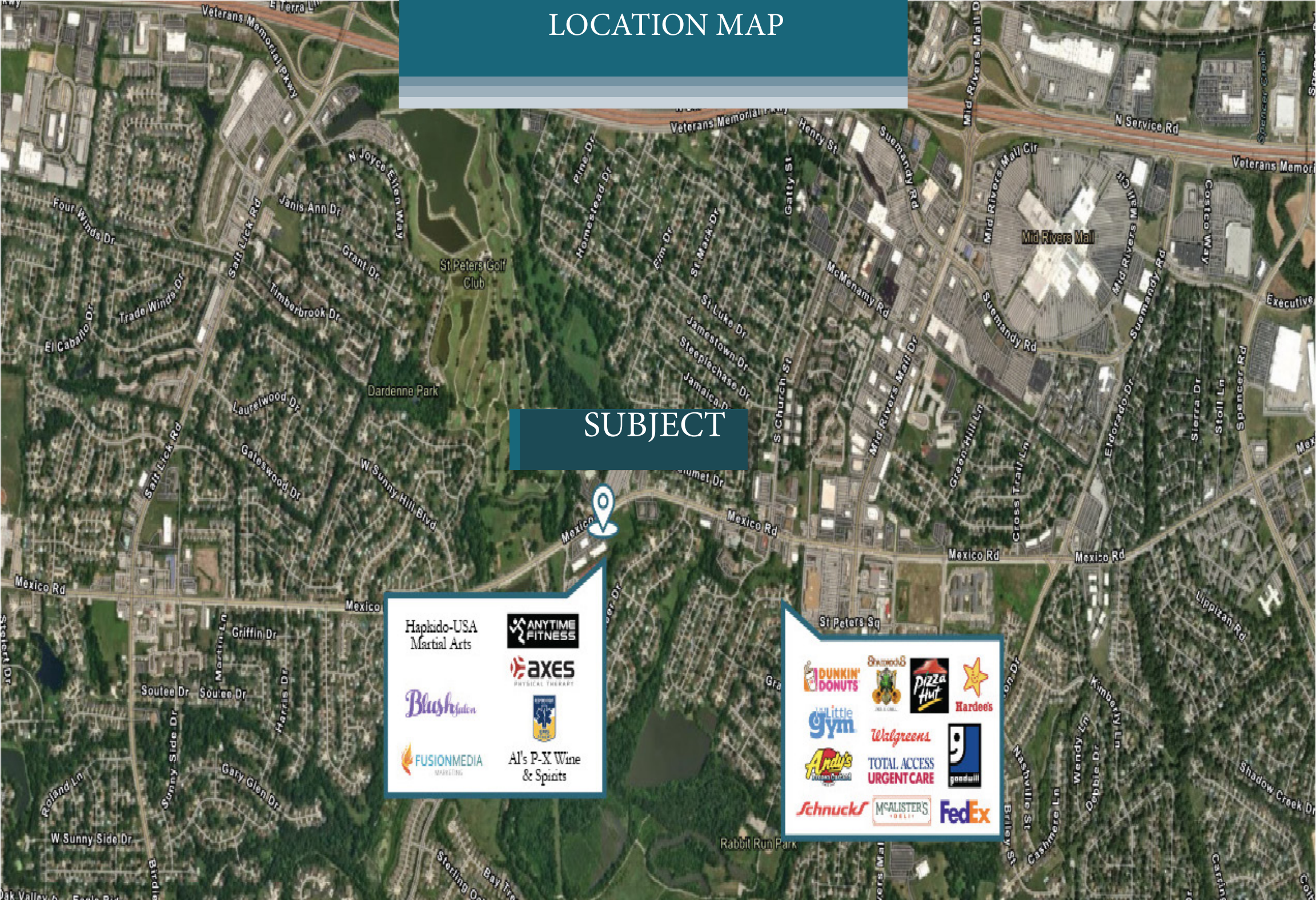
7505	★ AVAILABLE! 3,718 SF	7509	BLOOM FITNESS 4,961 SF	K9 SNIFF	★ AVAILABLE 1,369 SF	NEWLY LEASED
	7507	7509	7517	7519	7521	7523-7525

ALS P-X LIQUOR, WINE, & SPIRITS	7477	7477
	NEWLY LEASED	
	THE QUILTED COW	
SPOT 1		

MEXICO RD

LOCATION MAP

SUBJECT





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			160,164
★ 2026 POPULATION	11,270	66,308	173,229
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
★ 2026 HOUSEHOLDS	4,657	25,642	67,827
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
★ 2026 MEDIAN INCOME	\$80,878	\$101,031	\$101,147

173,229
2026 POPULATION
(5 MILES)

\$101,147
MEDIAN INCOME
(5 MILES)

