



Demographics	1-Mile	3-Mile	5-Mile
2024 Population	7,058	65,823	169,671
2024 Households	2,712	24,578	64,630
2024 Average Household Income	\$129,794	\$137,219	\$132,106



94 Crossing - Phase I and II

Highway 94 at Mid Rivers Mall Drive
St. Peters, Missouri



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Space	Tenant	Size (sf)	Space	Tenant	Size (sf)	Space	Tenant	Size (sf)	Space	Tenant	Size (sf)
PHASE 1			12	Sally Beauty Supply	1,310	21	Bandana's Bar-B-Que	3,000	33	Miss Kelly's Gym	4,800
1	Coldwell Banker Gundaker	6,800	13	American Staffing	1,180	22	Music and Arts Center	2,000	34	Nothing Bundt Cakes	2,383
2	The Joint	1,200	14	Orangetheory Fitness	2,917	23	Clarkson Eyecare	2,380	35	The Training Ground	2,417
3	European Wax Center	1,600	15	AT & T	3,220	24	Banzai - The Sushi Place	1,800	36	Barre Harmony	2,500
4	Elements Massage	1,600	16	Jimmie Johns	2,300	25	Hair Saloon for Men	2,000	37	Soccermaster	2,300
5	Nail Crew & Spa	1,200	PHASE 2			26	Golden Oak Pancake House	5,000	38	Chimi's Fresh Mex	4,800
6	Fit4Me Foods	2,000	17	Integrity Title	2,200	27	Yogurt World	1,440	39	Queen Nails	1,456
7	Chocolate Chocolate	1,600	18	H & R Block	1,400	28	Stretch U	1,294	40	Pacific Beach	1,760
8	Marshall Wireless	1,320	19	Couch Protein Shakes	1,200	29	Liberty Mutual	2,128	41	Blush Bootcamp	5,686
9	State Farm	1,838	20	Mercy-GoHealth Urgent Care	2,870	30	Petco	14,064	42	Starbucks	1,536
10	Premier Martial Arts	1,600				31	Available	4,000	43	St. Louis Bread Company	4,990
11	UPS Store	1,088				32	Available	4,000	44	Beauty Brands	6,000

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