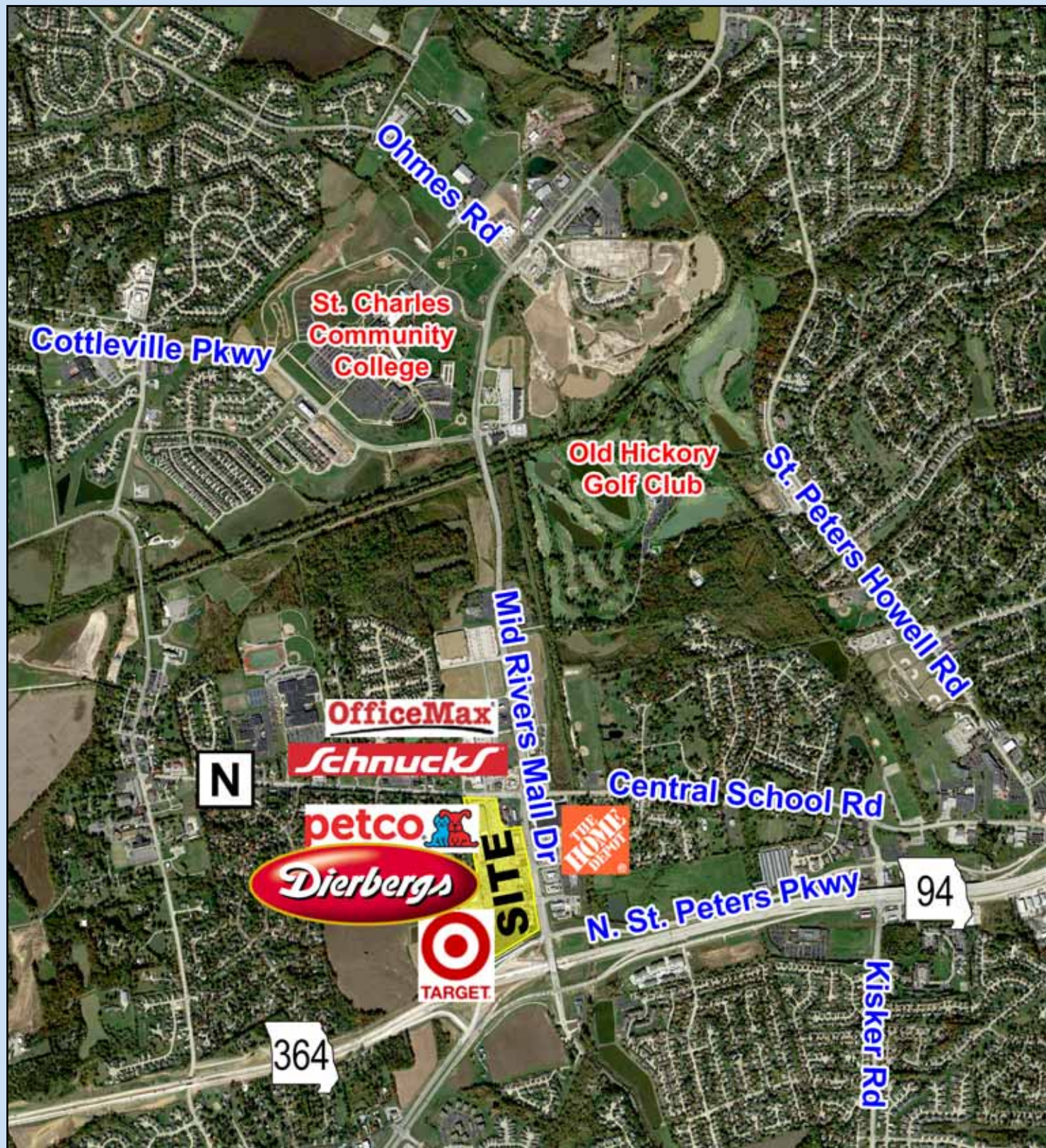


94 Crossing - Phase I and II

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



| Demographics | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|-----------|-----------|-----------|
| 2021 Population | 6,134 | 64,616 | 170,924 |
| 2021 Households | 2,387 | 23,812 | 63,444 |
| 2021 Average Household Income | \$129,523 | \$125,630 | \$120,264 |



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

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