



FOR LEASE

20 Mid Rivers Trade Ct | Saint Peters, MO 63376

20 Mid Rivers Trade Ct



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\$12.00 SF/YR NNN
Additional Outside
Storage Available

Property Highlights

- 3,868 SF Office/Warehouse Space
- An additional 2,242 SF of 2nd floor office can be added
- ± 0.5-2.0 acres of outside storage available
- 3 oversized drive-in doors
- Less than 1 mile from I-70 via Mid Rivers Mall Drive
- Superb location directly along the path of progress
- Excellent vehicle/fleet maintenance shop



Tyler Hyde

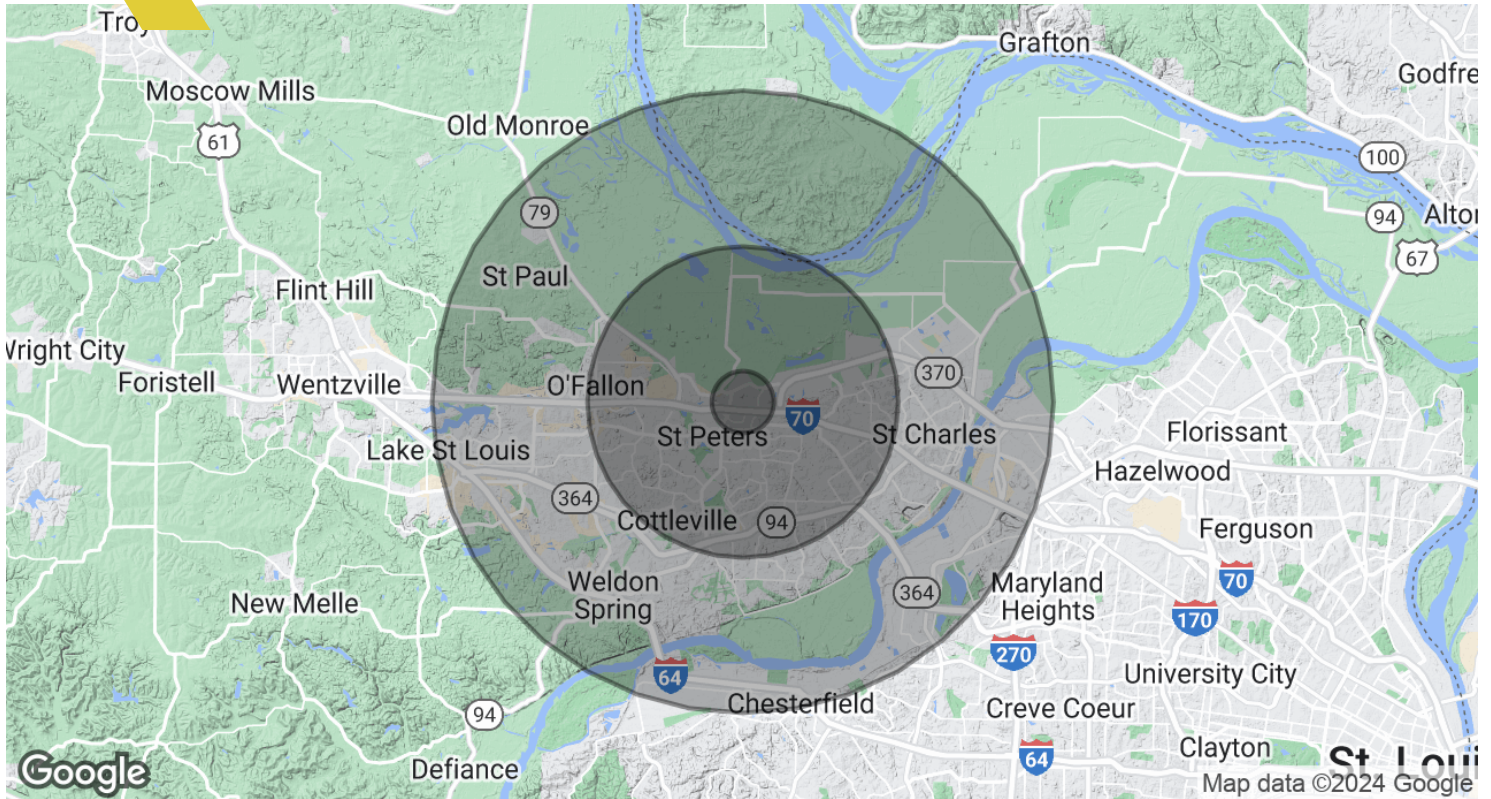
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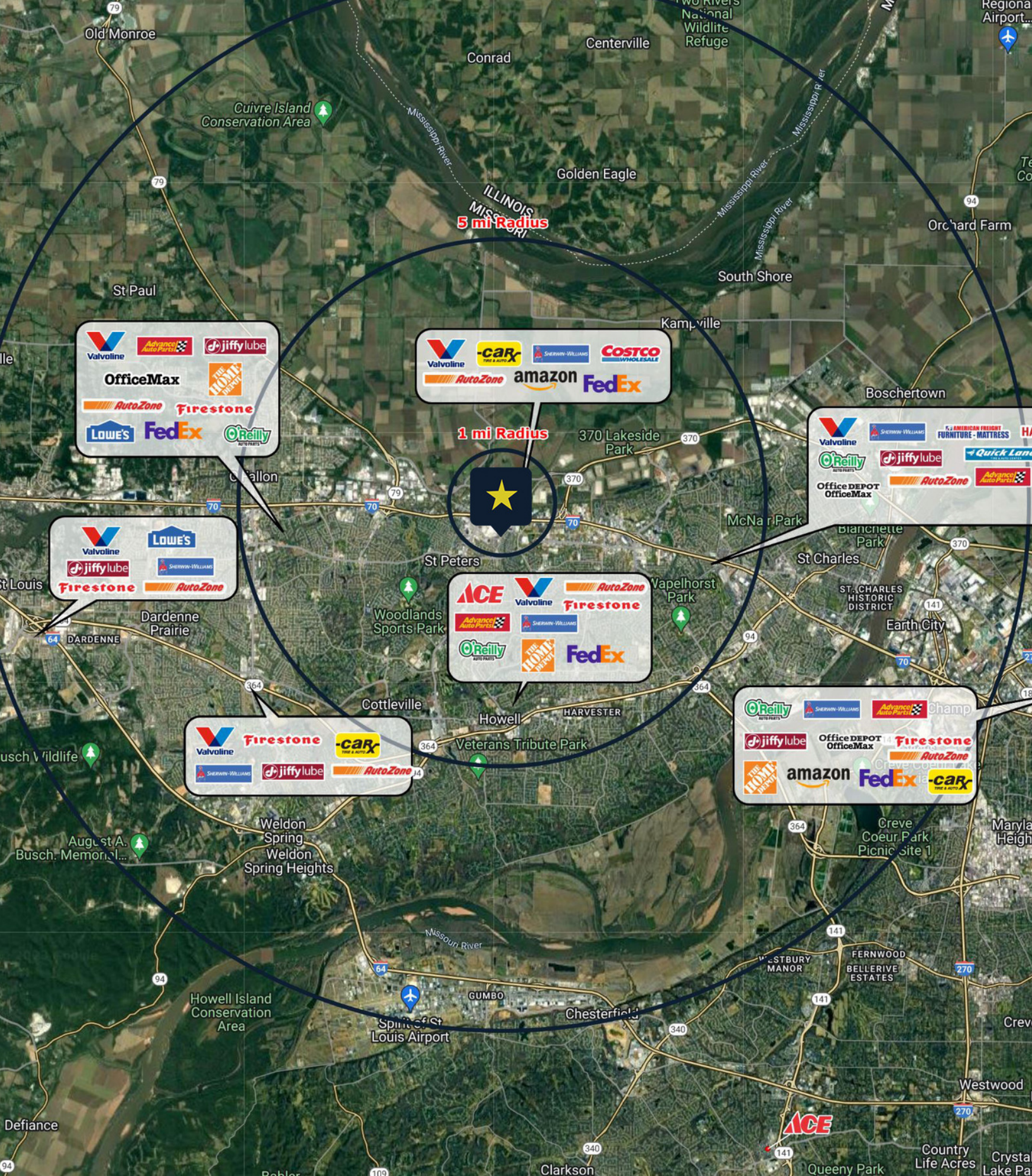
Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	2,015	139,594	337,540
Average Age	45.4	41.7	41.1
Average Age (Male)	43.3	39.7	39.7
Average Age (Female)	48.9	43.0	42.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,140	57,060	136,231
# of Persons per HH	1.8	2.4	2.5
Average HH Income	\$51,234	\$96,283	\$100,846
Average House Value	\$118,799	\$213,190	\$233,497

2020 American Community Survey (ACS)



This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.