



**NEW
FACADE
COMING
SOON!**

BARNES & NOBLE
BOOKSELLERS

FENTON COMMONS

717-725 GRAVOIS RD FENTON, MO 63026

JR. ANCHOR SPACE AVAILABLE

XTEAM
RETAIL ADVISORS



FENTON COMMONS

DEMOGRAPHICS

PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

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CRAIG@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

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GO TO:

SITE PLAN

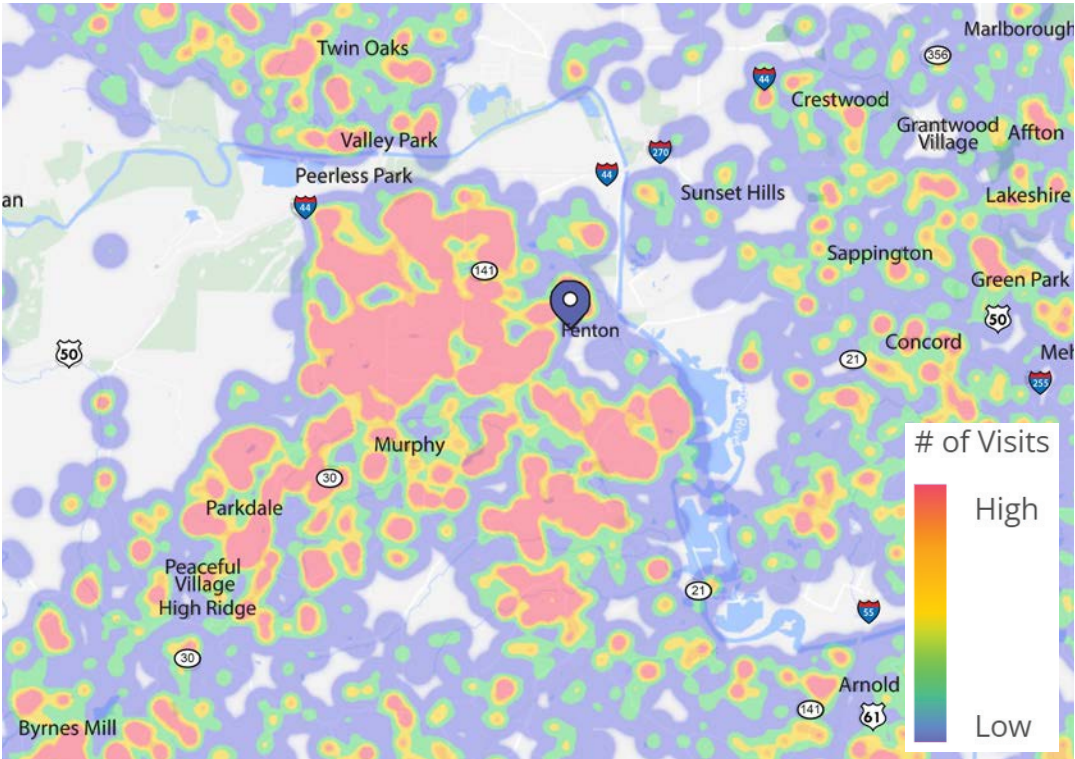
MARKET AERIAL

RETAIL RANKINGS



VISIT METRICS JULY 1st, 2024 - JUNE 30th, 2025 • DATA PROVIDED BY PLACER.

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
662.4 K	271.2 K	2.45	45 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>7 MILES</u>
		3,433	43,017	129,221	287,130
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>7 MILES</u>
		1,319	16,576	52,983	117,298
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>7 MILES</u>
		\$106,282	\$104,162	\$101,965	\$106,181



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Th value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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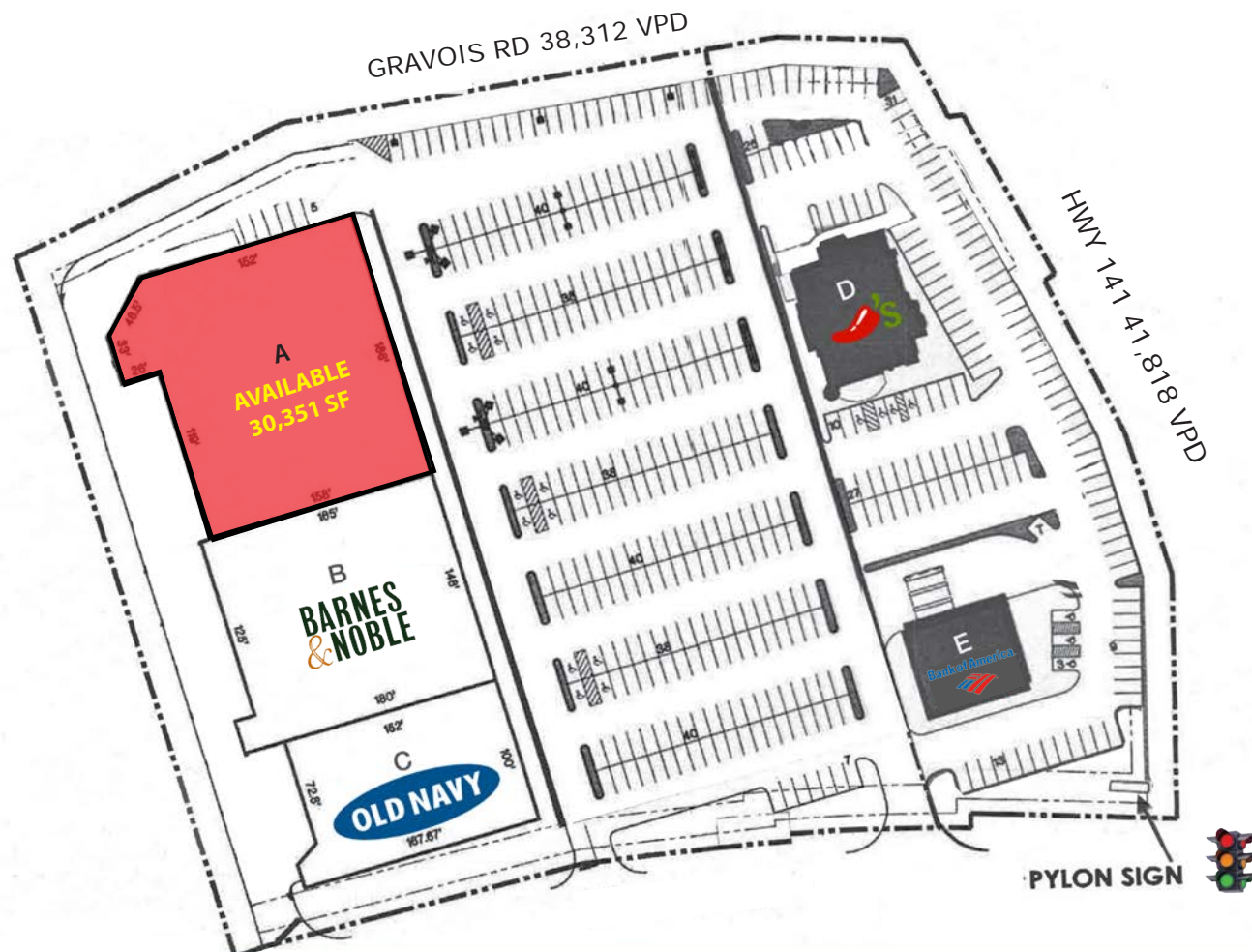
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- BEST RETAIL VISIBILITY IN THE MARKET
- LOCATED AT THE INTERSECTION OF HIGHWAY 30 & HIGHWAY 141
- 30,351 SF AVAILABLE. SPACE CAN BE DEMISED TO 14,301 SF & 15,414 SF
- EASY ACCESS WITH OVER 2 MILLION SF OF SURROUNDING RETAIL
- OVER 600' OF HIGHWAY FRONTAGE ON HWY 30 + 550' OF HIGHWAY FRONTAGE ON HWY 141
- CALL BROKER FOR PRICING



<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>	<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
A	AVAILABLE	30,351 SF	D	CHILI'S BAR & GRILL	6,427 SF
B	BARNES & NOBLE	25,962 SF	E	BANK OF AMERICA	4,762 SF
C	OLD NAVY	15,105 SF			

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SITE



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MARKET RETAILER STATE RANKINGS

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RETAILER

RANK

	4/9
	2/6
	5/7
	1/13
	12/24
	15/37
	3/35
	27/38
	2/4
	4/47
	13/30

RETAILER

RANK

	17/19
	2/28
	9/20
	20/28
	17/32
	45/69
	7/16
	20/35
	12/22
	43/121
	6/21