



**NEW  
FACADE  
COMING  
SOON!**

**BARNES & NOBLE**  
BOOKSELLERS

**FENTON COMMONS**

717-725 GRAVOIS RD FENTON, MO 63026

100% LEASED SHOPPING CENTER

**XTEAM**  
RETAIL ADVISORS



# FENTON COMMONS

## DEMOGRAPHICS

PLEASE CONTACT:

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RICK SPECTOR

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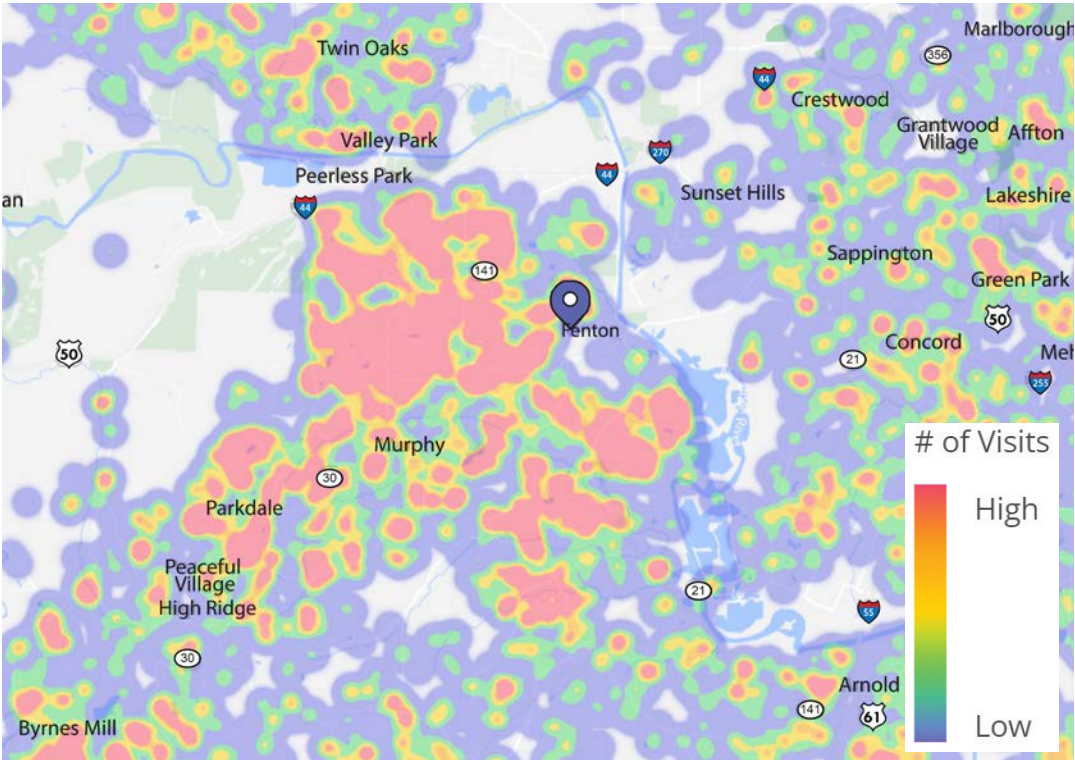
- GO TO:
- SITE PLAN
- MARKET AERIAL
- RETAIL RANKINGS

### VISIT METRICS




JAN 1<sup>st</sup>, 2025 - DEC 31<sup>st</sup>, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
742.6 K	288.5 K	2.57	42 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. The 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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## SITE PLAN

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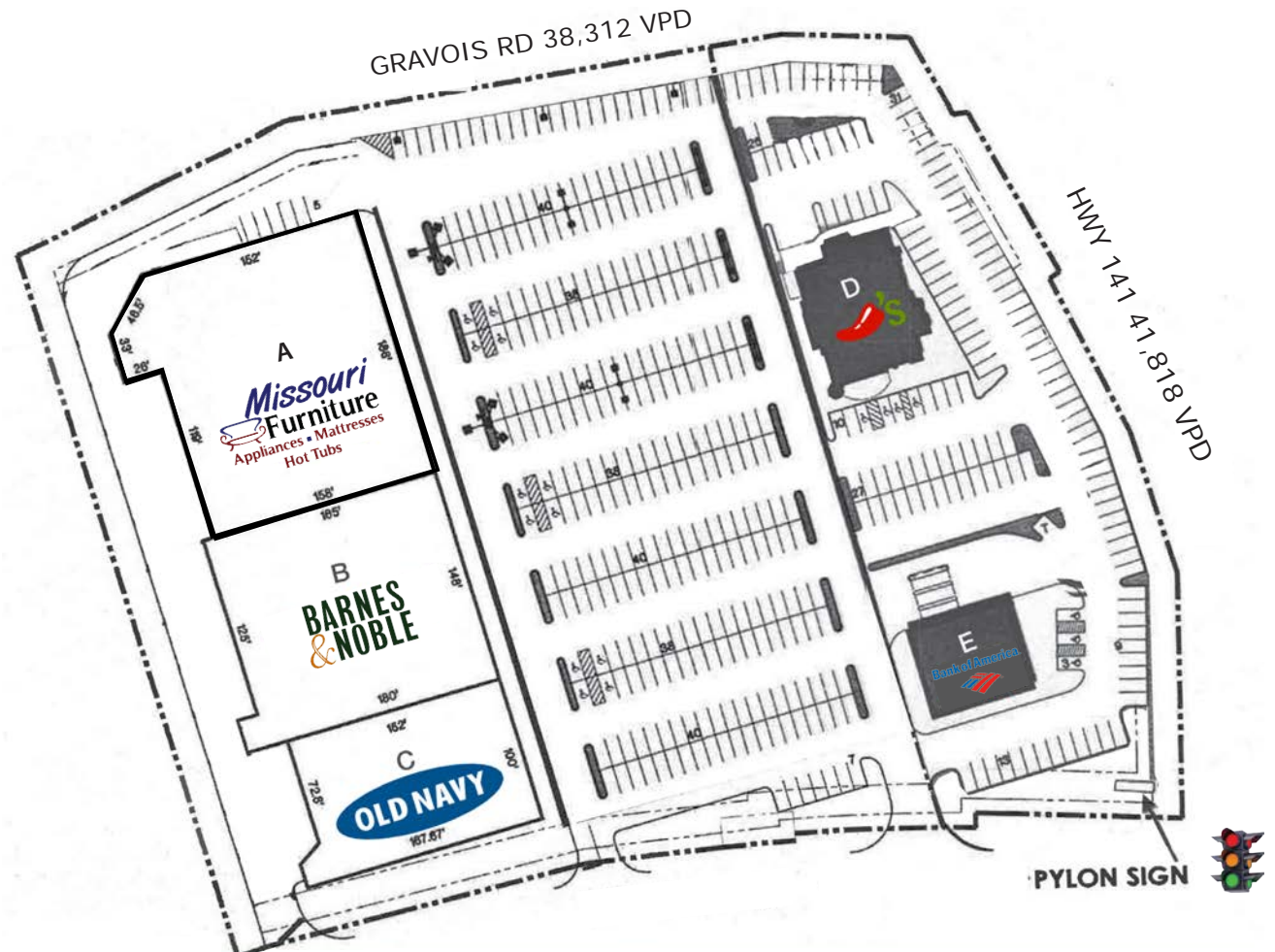
RICK SPECTOR

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- 100% LEASED
- BEST RETAIL VISIBILITY IN THE MARKET
- LOCATED AT THE INTERSECTION OF HIGHWAY 30 & HIGHWAY 141
- 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



SPACE	TENANT	SF	SPACE	TENANT	SF
A	MISSOURI FURNITURE	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			



# FENTON COMMONS

## MARKET AERIAL

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**SITE**



# FENTON COMMONS

## MARKET RETAILER STATE RANKINGS

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### RETAILER

### RANK

	4/5
	2/6
	5/7
	1/12
	13/25
	17/39
	5/36
	45/100
	10/27
	3/47
	13/31

### RETAILER

### RANK

	17/19
	1/28
	10/21
	19/28
	12/33
	44/70
	7/16
	17/35
	17/22
	45/121
	8/21