

L3.



NEW
FAÇADE
COMING
SOON!

FENTON COMMONS

717-725 GRAVOIS RD FENTON, MO 63026

100% LEASED SHOPPING CENTER

XTEAM
RETAIL ADVISORS

FENTON COMMONS

DEMOGRAPHICS

GO TO:

SITE PLAN

MARKET AERIAL

RETAIL RANKINGS

PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CWIELANSKY@L3CORPORATION.COM

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR



742.6 K

VISITORS



288.5 K

VISIT FREQUENCY



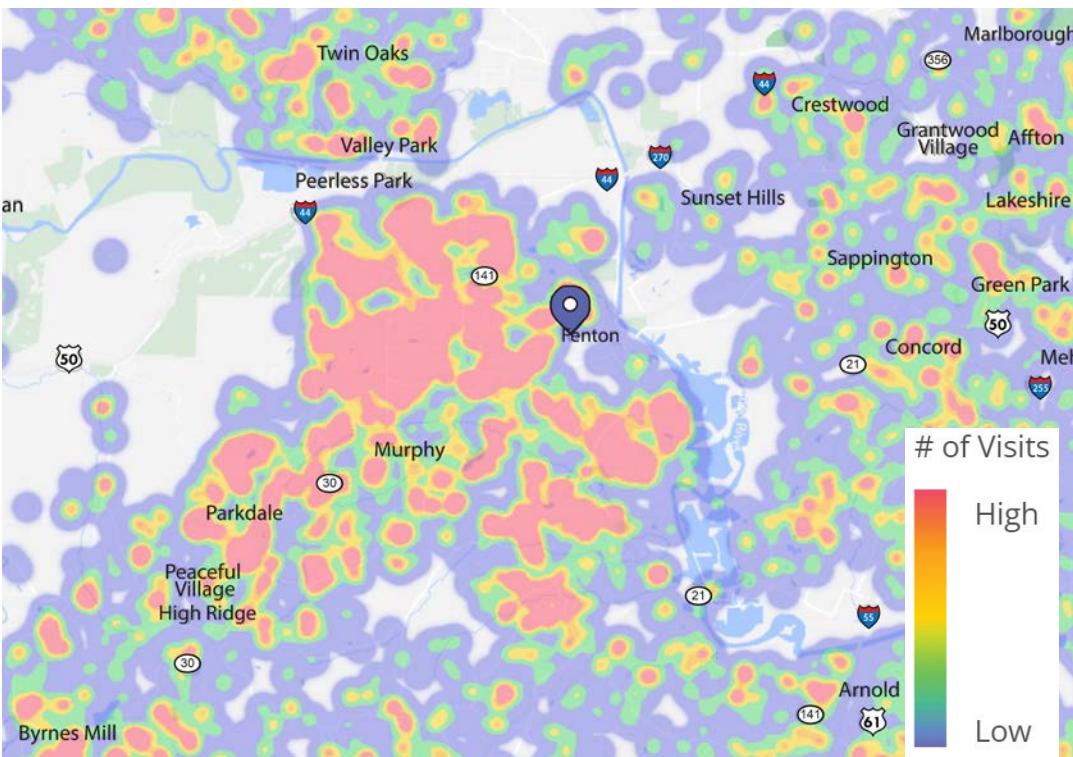
2.57

AVG. DWELL TIME



42 MIN

HEAT MAP • PER PLACERAI



POPULATION ANALYSIS

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

VIEW & DOWNLOAD:
PLACER.AI REPORT



DEMO REPORT

FENTON COMMONS

SITE PLAN

- 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 FRONTOAGE ON HWY 30 + 550' OF HIGHWAY FRONTOAGE ON HWY 141
- CALL BROKER FOR PRICING



PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CWIELANSKY@L3CORPORATION.COM

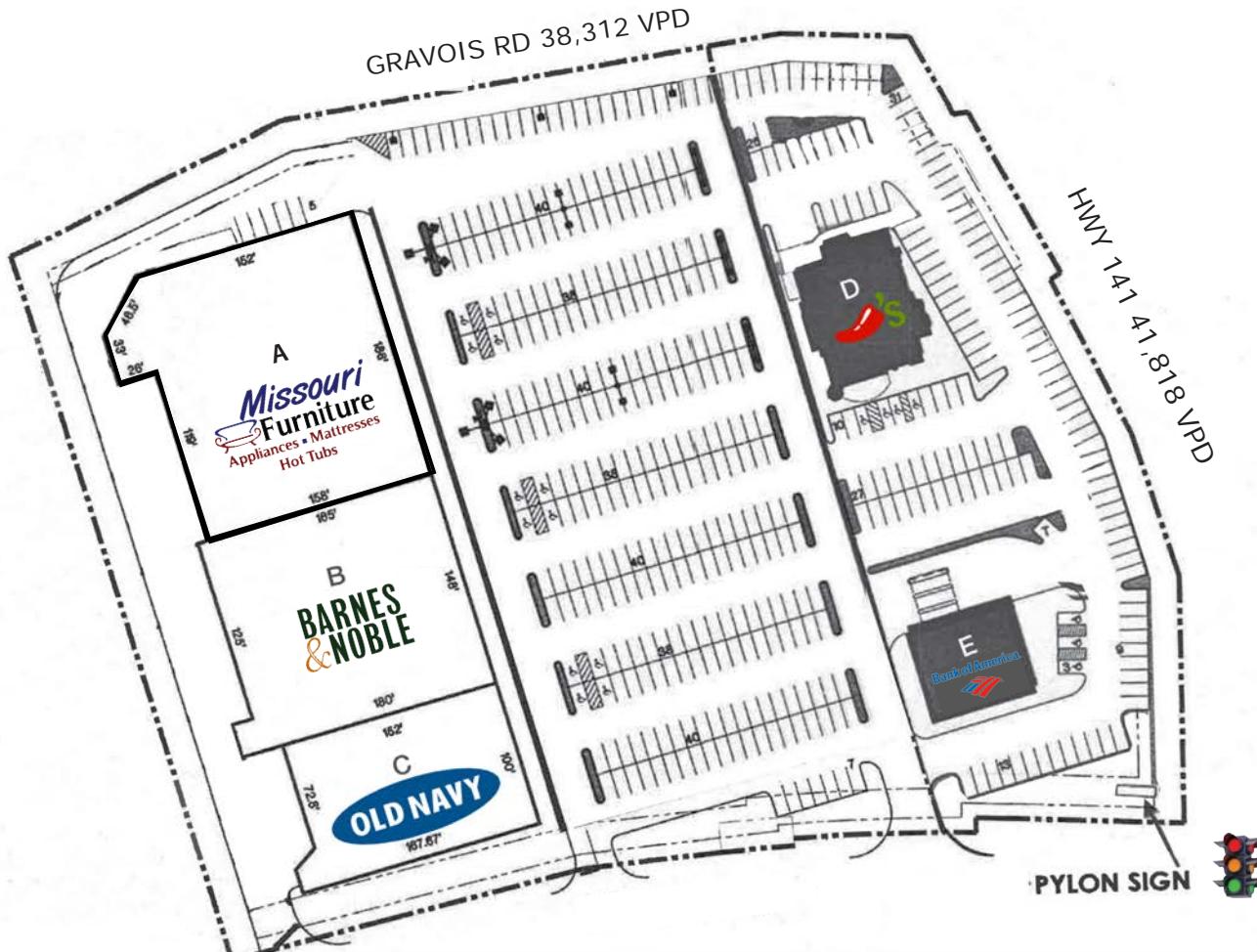
L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



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			

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.

FENTON COMMONS

MARKET AERIAL

PLEASE CONTACT:

CRAIG WIELANSKY

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CWIELANSKY@L3CORPORATION.COM

L³ CORPORATION

RICK SPECTOR

314.282.9832 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



FENTON COMMONS

MARKET RETAILER STATE RANKINGS

PLEASE CONTACT:

CRAIG WIELANSKY

L³ CORPORATION

RICK SPECTOR

314.282.9832 (DIRECT)

314.308.0464 (MOBILE)

CWIELANSKY@L3CORPORATION.COM

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

DATA PROVIDED BY PLACERA.I • JAN 1st, 2025 - DEC 31st, 2025

RETAILER	RANK	RETAILER	RANK
 AMERICAN FREIGHT FURNITURE - MATTRESS	4/5	 OLD NAVY	17/19
 at home The Home Décor Superstore	2/6	 petco	1/28
 BARNES & NOBLE	5/7	 RALLY HOUSE LOCAL STUFF	10/21
 CLUB FITNESS	1/12	 ROSS DRESS FOR LESS	19/28
 FAMOUS footwear	13/25	 SALLY BEAUTY	12/33
 five BELOW	17/39	 schnucks	44/70
 GameStop	5/36	 T.J. MAXX	7/16
 ALDI	45/100	 Target	17/35
 KOHL'S	10/27	 ULTA BEAUTY	17/22
 LOWE'S	3/47	 Walmart	45/121
 maurices	13/31	 Michaels	8/21