



**NEW
FACADE
COMING
SOON!**

BARNES & NOBLE
BOOKSELLERS

FENTON COMMONS

717-725 GRAVOIS RD FENTON, MO 63026

JR. ANCHOR SPACE AVAILABLE



FENTON COMMONS

DEMOGRAPHICS

PLEASE CONTACT: **L³ CORPORATION**
CRAIG WIELANSKY | **RICK SPECTOR**
 314.282.9832 (DIRECT) | 314.282.9827 (DIRECT)
 314.308.0464 (MOBILE) | 314.708.2009 (MOBILE)
 CRAIG@L3CORP.NET | RICK@L3CORP.NET

GO TO:

SITE PLAN

MARKET AERIAL

RETAIL RANKINGS

VISIT METRICS MAR 1st, 2023 - FEB 29th, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



501.3 K

VISITORS



236.8 K

VISIT FREQUENCY



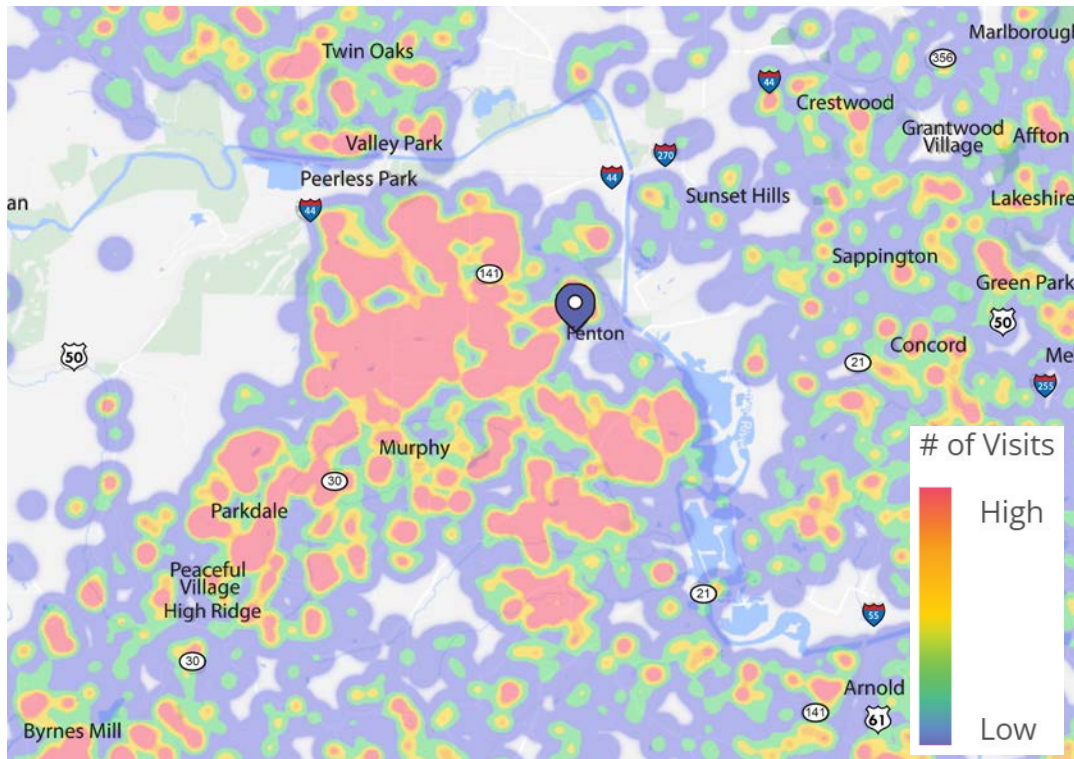
2.12

AVG. DWELL TIME



55 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>
	4,337	42,240	126,385	283,561
HOUSEHOLDS	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>7 MILES</u>
	1,670	16,239	51,415	115,305
AVG HH INCOME	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>	<u>7 MILES</u>
	\$103,798	\$104,264	\$102,827	\$107,047



VIEW & DOWNLOAD:
PLACER.AI REPORT

DEMO REPORT

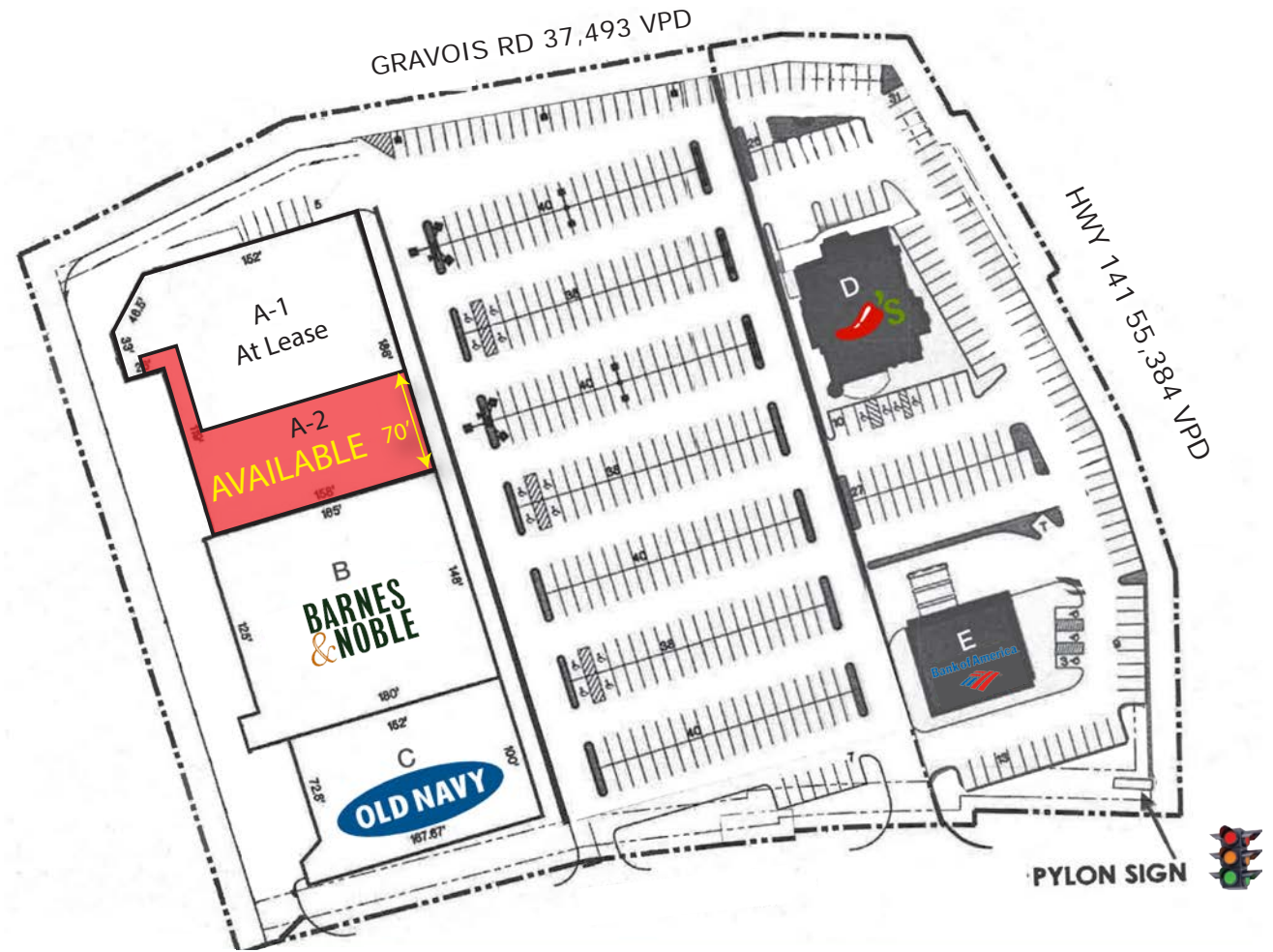
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SITE PLAN

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- BEST RETAIL VISIBILITY IN THE MARKET
- LOCATED AT THE INTERSECTION OF HIGHWAY 30 & HIGHWAY 141
- BETWEEN 12,094 SF - 30,175 SF AVAILABLE
- 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-1	AT LEASE	18,257 SF	C	OLD NAVY	15,105 SF
A-2	AVAILABLE	12,094 SF	D	CHILI'S BAR & GRILL	6,427 SF
B	BARNES & NOBLE	25,962 SF	E	BANK OF AMERICA	4,762 SF



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MARKET AERIAL

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MARKET RETAILER STATE RANKINGS













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RETAILER RANK

	6/18
	1/6
	5/7
	5/25
	2/15
	9/25
	8/30
	3/43
	11/19
	10/27
	4/43
	13/31

RETAILER RANK

	6/21
	16/19
	15/17
	2/29
	6/18
	25/29
	20/33
	42/70
	7/16
	20/34
	14/23
	48/121