



MARK TWAIN VILLAGE

1355 BASS PRO DRIVE ST. CHARLES. MO 63301

NEW JR. BOX & OUTLOT SPACE AVAILABLE

XTEAM
RETAIL ADVISORS

MARK TWAIN VILLAGE

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

GO TO:

MARK TWAIN VILLAGE CENTER

PROPOSED JR. BOX PLAN

OUTPARCEL SPACE PLAN

MARKET AERIAL

HEAT MAP • PER PLACER.AI

VISIT METRICS

APR 1st, 2022 - MAR 31st, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



3.4 M

VISITORS



1.2 M

VISIT FREQUENCY



2.89

AVG. DWELL TIME



101 MIN

POPULATION ANALYSIS

POPULATION



3 MILE
62,553

5 MILES
139,674

10 MILES
471,654

HOUSEHOLDS



3 MILE
25,792

5 MILES
57,396

10 MILES
190,890

AVG HH INCOME



3 MILE
\$76,653

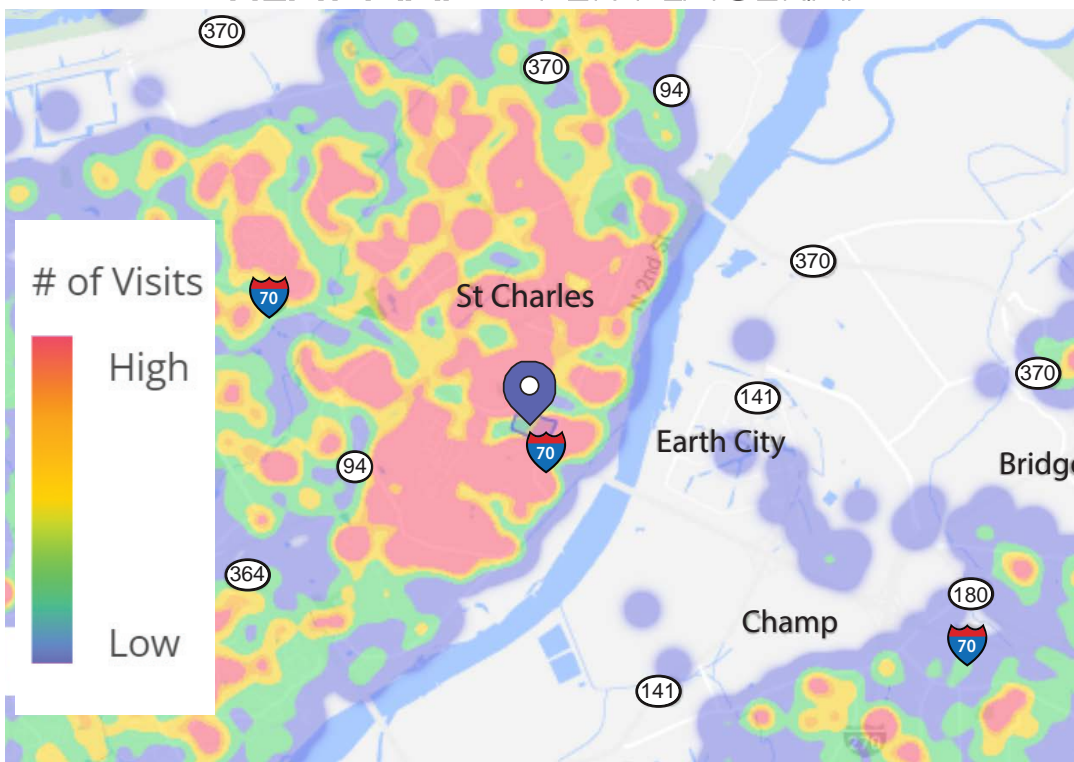
5 MILES
\$83,612

10 MILES
\$90,545

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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FUTURE PHASE

OUTPARCEL

151,422 (2022)

MARK TWAIN VILLAGE

PROPOSED JR. BOX PLAN

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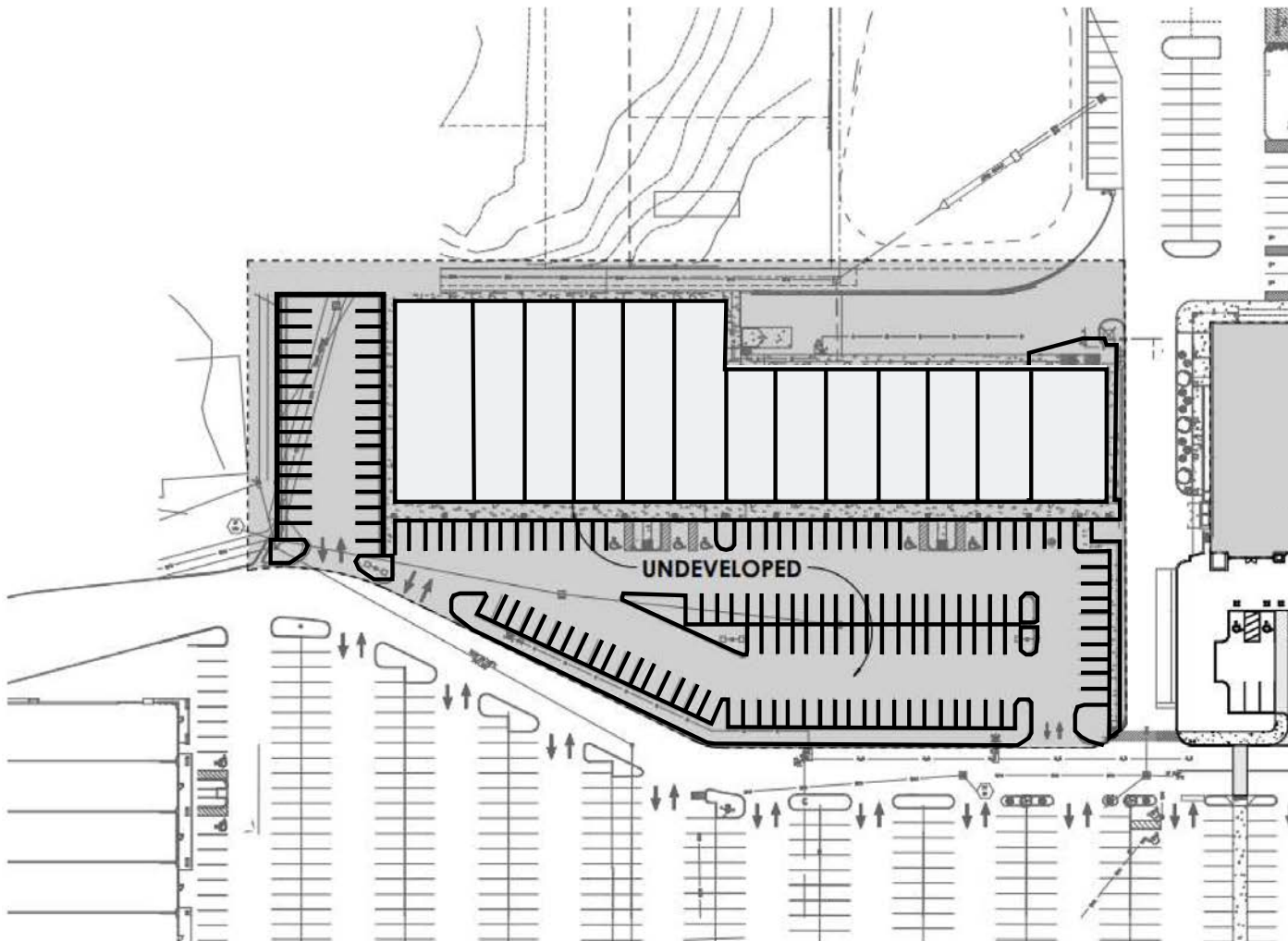
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- LOCATED NEAR THE ONLY BASS PRO SHOPS IN THE ST. LOUIS MSA, CREATING A HUGE TRAFFIC DRAW TO THE MARKET
- DOUBLE SIDED PYLON FRONTING 5TH ST (16,084 VPD)
- TWO ADDITIONAL DOUBLE SIDED PYLONS, FRONTING HIGHWAY 70 (151,422 VPD)
- UP TO 40,000 SF IN VARIOUS SIZES AVAILABLE
- EXPECTED 2025 COMPLETION
- CONTACT BROKER FOR PRICING

MARK TWAIN VILLAGE

OUTPARCEL SPACE PLAN

PLEASE CONTACT:

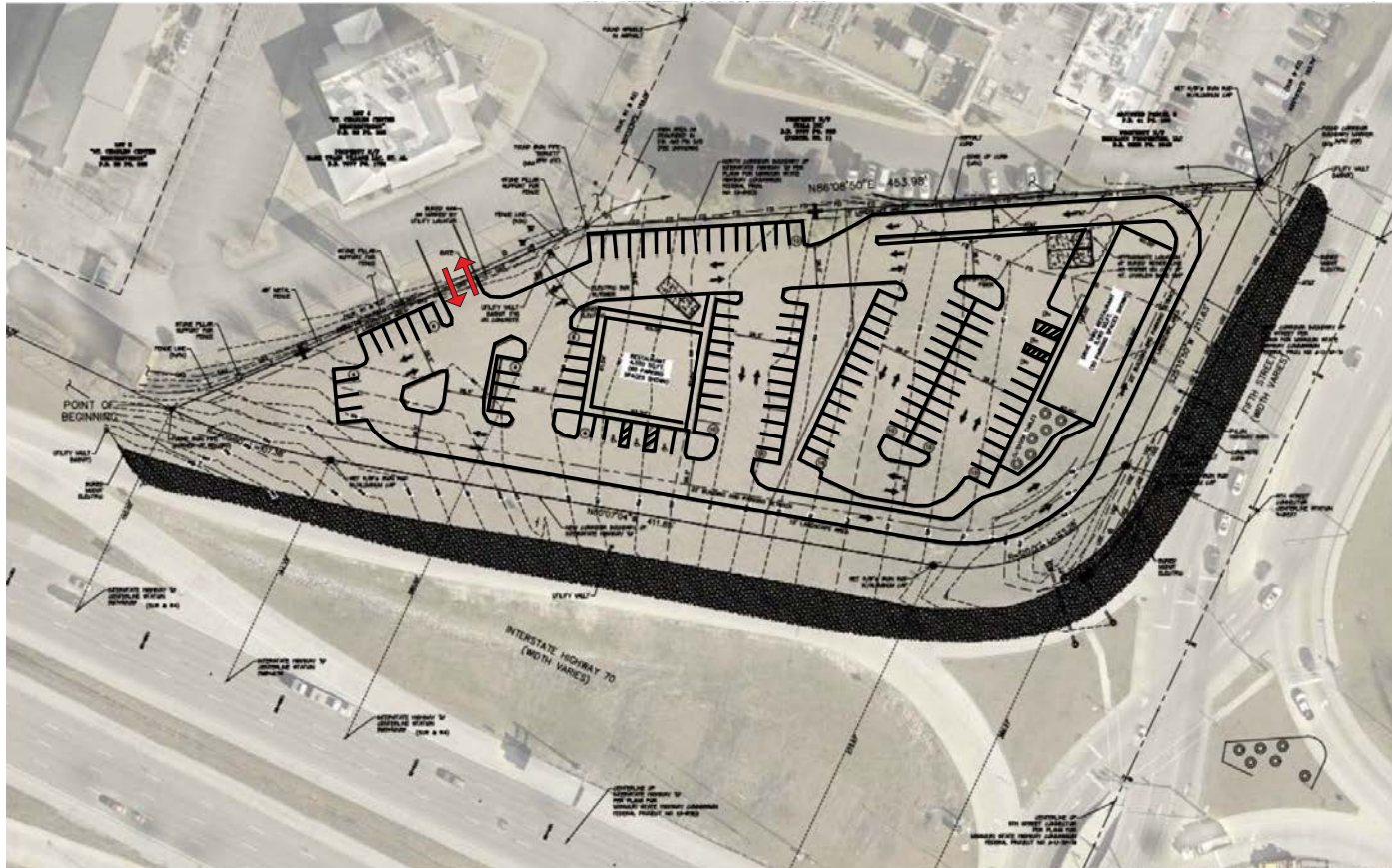
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- 2.67 ACRES AVAILABLE FOR LEASE
- LOCATED NEAR THE ONLY BASS PRO SHOPS IN THE ST. LOUIS MSA, CREATING A HUGE TRAFFIC DRAW TO THE MARKET
- DOUBLE SIDED PYLON FRONTING 5TH ST (16,084 VPD)
- TWO ADDITIONAL DOUBLE SIDED PYLONS, FRONTING HIGHWAY 70 (151,422 VPD)
- CONTACT BROKER FOR PRICING

MARKET AERIAL

RICK@L3CORP.NET



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