



MARK TWAIN VILLAGE

1355 BASS PRO DRIVE ST. CHARLES. MO 63301

NEW JR. BOX & OUTLOT SPACE AVAILABLE

XTEAM
RETAIL ADVISORS





MARK TWAIN VILLAGE

DEMOGRAPHICS

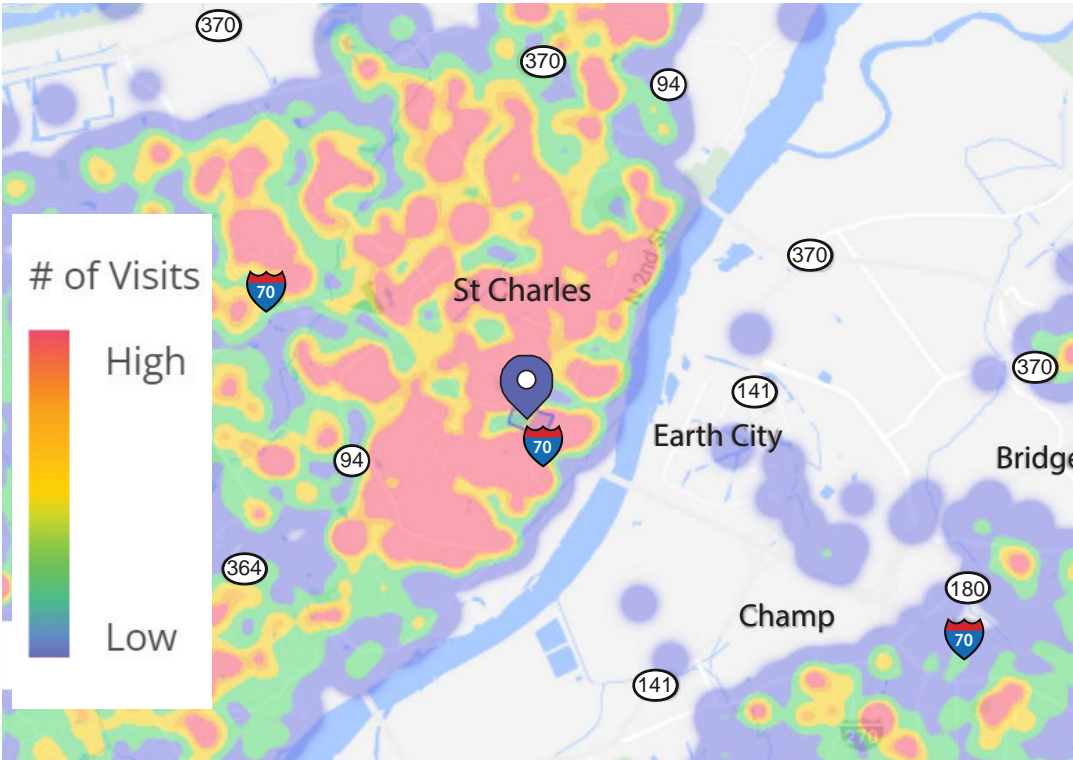
PLEASE CONTACT: L³ CORPORATION
RICK SPECTOR
314.282.9827 (DIRECT)
314.708.2009 (MOBILE)
RICK@L3CORP.NET

- GO TO:
- MARK TWAIN VILLAGE CENTER
- PROPOSED JR. BOX PLAN
- OUTPARCEL SPACE PLAN
- MARKET AERIAL




VISIT METRICS AUG 1st, 2022 - JUL 31st, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
3.6 M	1.2 M	2.9	103 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
		62,553	139,674	471,654
HOUSEHOLDS		<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
		25,792	57,396	190,890
AVG HH INCOME		<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
		\$76,653	\$83,612	\$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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MARK TWAIN VILLAGE CENTER

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FUTURE PHASE

OUTPARCEL

151,422 (2022)

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PROPOSED JR. BOX PLAN

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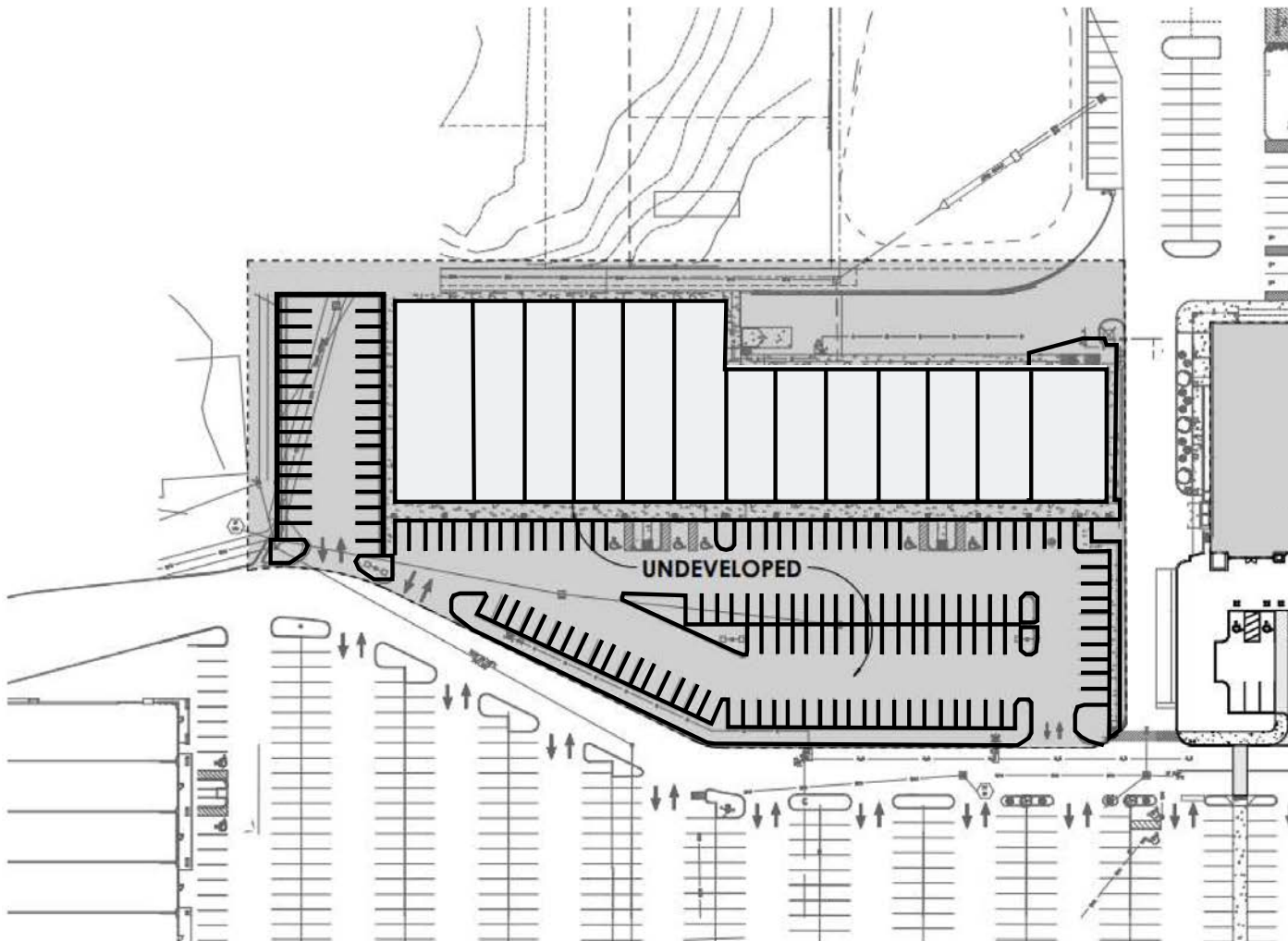
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- LOCATED NEAR THE ONLY BASS PRO SHOPS IN THE ST. LOUIS MSA, CREATING A HUGE TRAFFIC DRAW TO THE MARKET
- DOUBLE SIDED PYLON FRONTING 5TH ST (16,084 VPD)
- TWO ADDITIONAL DOUBLE SIDED PYLONS, FRONTING HIGHWAY 70 (151,422 VPD)
- UP TO 40,000 SF IN VARIOUS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

MARK TWAIN VILLAGE

OUTPARCEL SPACE PLAN

PLEASE CONTACT:

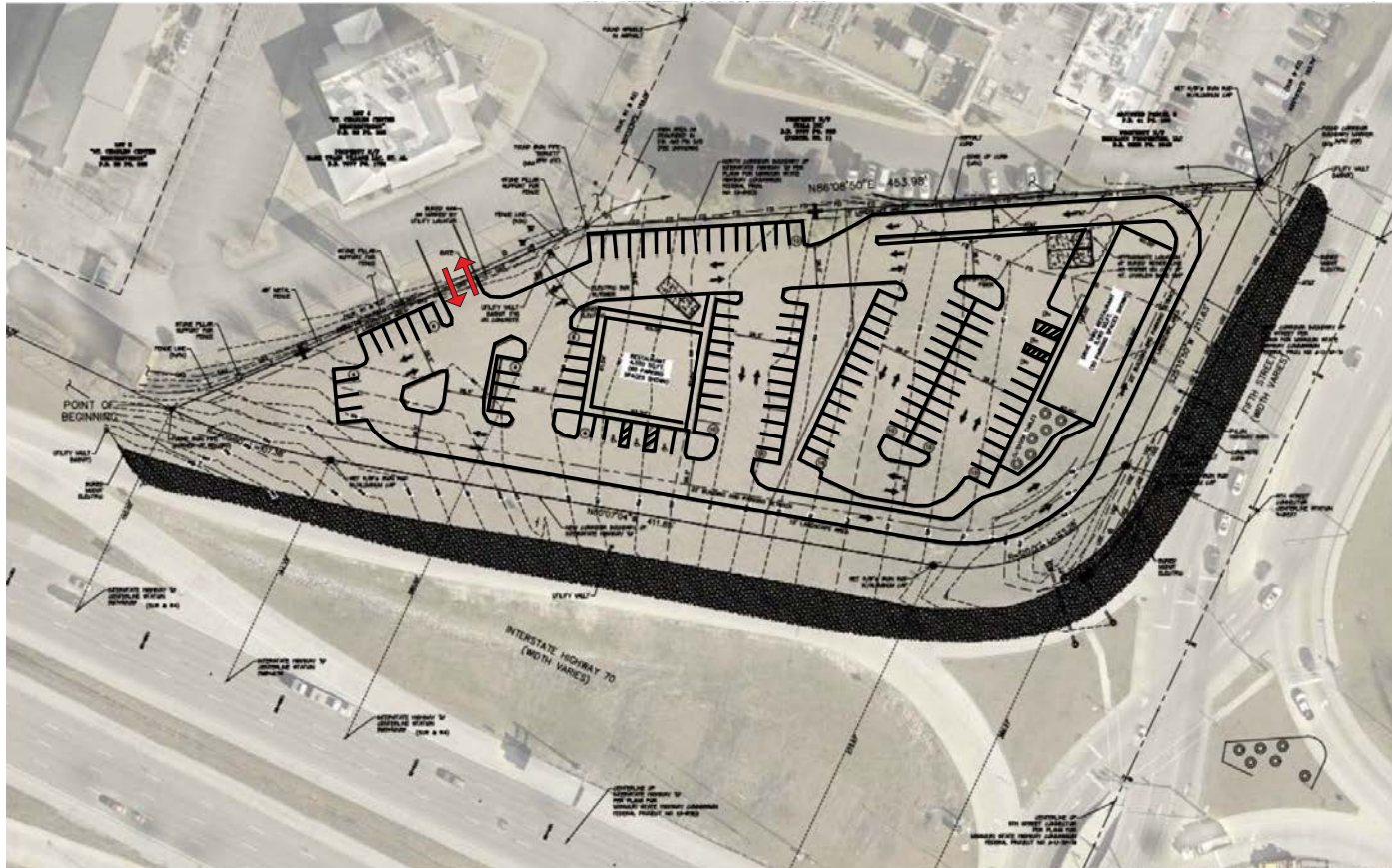
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- 2.67 ACRES AVAILABLE FOR LEASE
- LOCATED NEAR THE ONLY BASS PRO SHOPS IN THE ST. LOUIS MSA, CREATING A HUGE TRAFFIC DRAW TO THE MARKET
- DOUBLE SIDED PYLON FRONTING 5TH ST (16,084 VPD)
- TWO ADDITIONAL DOUBLE SIDED PYLONS, FRONTING HIGHWAY 70 (151,422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

MARKET AERIAL

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