



**BARNES & NOBLE**  
BOOKSELLERS

**FENTON COMMONS**

JR. ANCHOR AND ANCHOR SPACE AVAILABLE



# FENTON COMMONS

## SITE PLAN

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

RICK SPECTOR

CRAIG WIELANSKY

314.282.9827 (DIRECT)

314.282.9832 (DIRECT)

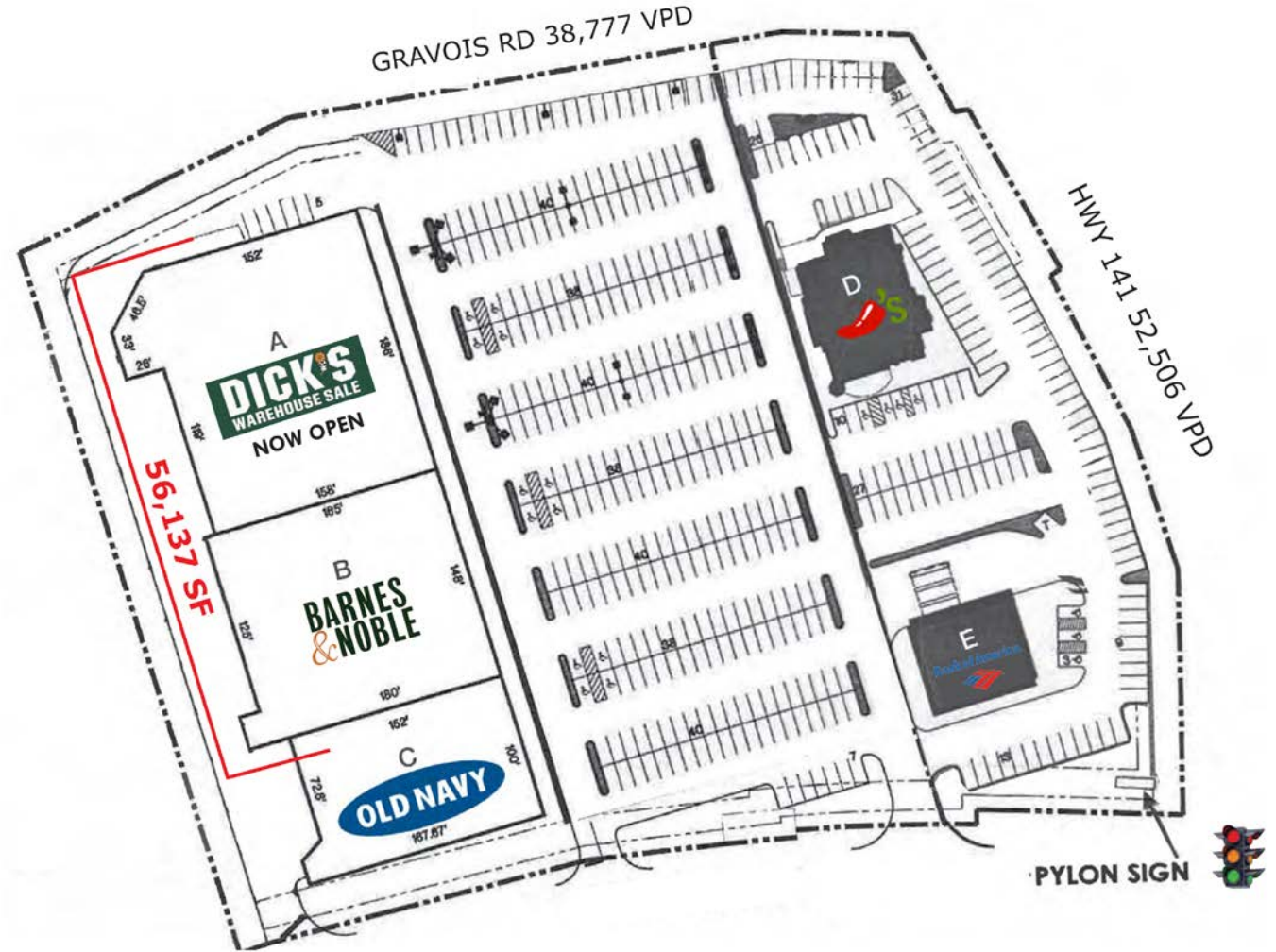
314.708.2009 (MOBILE)

314.308.0464 (MOBILE)

RICK@L3CORP.NET

CRAIG@L3CORP.NET

- BEST RETAIL VISIBILITY IN THE MARKET
- LOCATED AT THE INTERSECTION OF HIGHWAY 30 & HIGHWAY 141
- UP TO 56,137 SF CAN BE AVAILABLE STARTING IN 2022
- 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 AND AVAILABILITY



A DICK'S WAREHOUSE SALE | 30,175 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 OVERVIEW

PLEASE CONTACT: L<sup>3</sup> CORPORATION

RICK SPECTOR | CRAIG WIELANSKY

314.282.9827 (DIRECT)

314.282.9832 (DIRECT)

314.708.2009 (MOBILE)

314.308.0464 (MOBILE)

RICK@L3CORP.NET

CRAIG@L3CORP.NET

POPULATION



1 MI  
4,011

3 MI  
41,992

5 MI  
127,453

7 MI  
282,076

HOUSEHOLDS



1 MI  
1,518

3 MI  
16,116

5 MI  
51,842

7 MI  
114,561

AVG HH INCOME



1 MI  
\$101,773

3 MI  
\$95,359

5 MI  
\$95,566

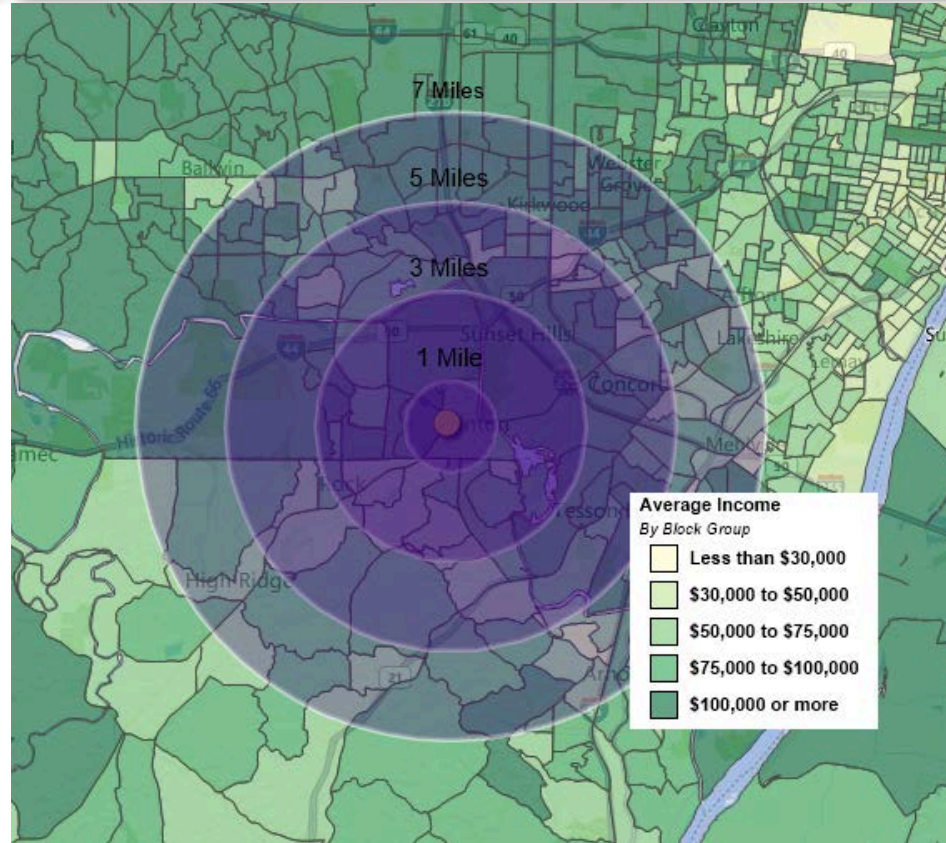
7 MI  
\$100,294



Fenton, Missouri, located in southwestern St. Louis County, is a thriving business community with modern infrastructure and access to major highways. Fenton's residents enjoy convenient shopping, a great park system, highly-rated schools and close proximity to any major St. Louis Metropolitan location. Interstate 44 traverses from downtown St. Louis and continues through Fenton. The city is bordered by the Meramec River.

The Fenton area is home to several corporations' headquarters including Maritz (4,250), UniGroup (1,105), Wolff Shoe, Joyce Meyer Ministries (518) and Fabick CAT (1,200). Fenton Logistics Park, a 295 acre site redeveloped from the former Chrysler assembly plant, has been transformed from a manufacturing site to a state-of-the-art industrial and commercial development where future tenants continue to quickly occupy new buildings. Future tenants will join BASF, BJC Medical Group, Killark Electric (a division of Hubbell Killark), 1st Phorm, Nexius, Alkem Laboratories, Beckwood Press and Skin Specialty Solutions.

Fenton has a bustling retail community. Four different shopping centers along the Highway 141/Highway 30 provide the area with almost unlimited shopping and dining options. The largest of these centers, Gravois Bluffs, is a power center consisting of 1,500,000 square feet, located on both sides of Highway 141, just to the south of Highway 30. Gravois Bluffs is anchored by national retailers such as Target, Schnucks, Lowe's, Kohl's, Walmart and At Home. Regal Gravois Bluffs, adjacent to Gravois Bluffs' west side, features a 12 screen cinema and anchors such as JC Penney and Party City. In addition to Fenton Commons both Fenton Plaza and Dierbergs Fenton Crossing also surround Gravois Bluffs to offer many more shopping options.





# FENTON COMMONS

## MARKET AERIAL

PLEASE CONTACT: L<sup>3</sup> CORPORATION

RICK SPECTOR | CRAIG WIELANSKY

314.282.9827 (DIRECT)

314.282.9832 (DIRECT)

314.708.2009 (MOBILE)

314.308.0464 (MOBILE)

RICK@L3CORP.NET

CRAIG@L3CORP.NET

