

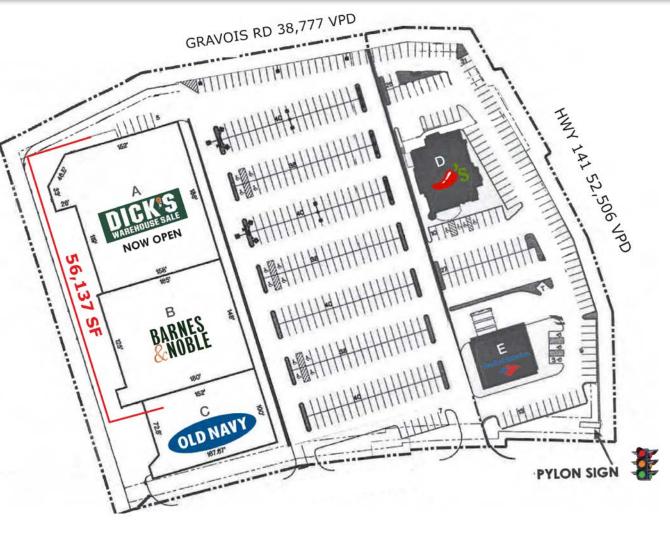
FENTON COMMONS

SITE PLAN

- 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



PLEASE CONTACT:L³ CORPORATIONRICK SPECTORCRAIG WIELANSKY314.282.9827 (DIRECT)314.282.9832 (DIRECT)314.708.2009 (MOBILE)314.308.0464 (MOBILE)RICK@L3CORP.NETCRAIG@L3CORP.NET



А	DICK'S WAREHOUSE SALE 30,175 SF	D
В	BARNES&NOBLE 25,962 SF	Е
С	OLD NAVY 15,105 SF	

CHILI'S BAR & GRILL | 6,427 SF

- BANK OF AMERICA | 4,762 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 set the current or future performance of the property. Th 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

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MARKET OVERVIEW

7 Miles 5 Miles 3 Miles 1 Mile Average Income By Block Group Less than \$30,000 \$30,000 to \$50,000 \$50,000 to \$75,000 \$75,000 to \$100,000 \$100,000 or more



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R	<u>1 MI</u> 4,011	<u>3 MI</u> 41,992		<u>5 MI</u> 127,453	<u>7 MI</u> 282,076	

POPULATION		4,011	41,992	127,453	282,076
HOUSEHOLDS		<u>1 MI</u> 1,518	<u>3 MI</u> 16,116	<u>5 MI</u> 51,842	<u>7 MI</u> 114,561
AVG HH INCOM	E 🚱	<u>1 MI</u> \$101,773	<u>3 MI</u> \$95,359	<u>5 MI</u> \$95,566	<u>7 MI</u> \$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.

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MARKET AERIAL

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Q SKY ZONI 30 HOOD DICKS OLD NAVY LOWE'S BIG CLOSED KOHLS Michaels TJIMOX petco 🛣 ROSS COMING SOON 30 carter's five BEL®W CLOSED **arty**Cit



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