



**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

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VISIT METRICS DEC 1st, 2023 - NOV 30th, 2024 • DATA PROVIDED BY PLACER.

VISITS/YEAR



611.5 K

VISITORS



255.3 K

VISIT FREQUENCY



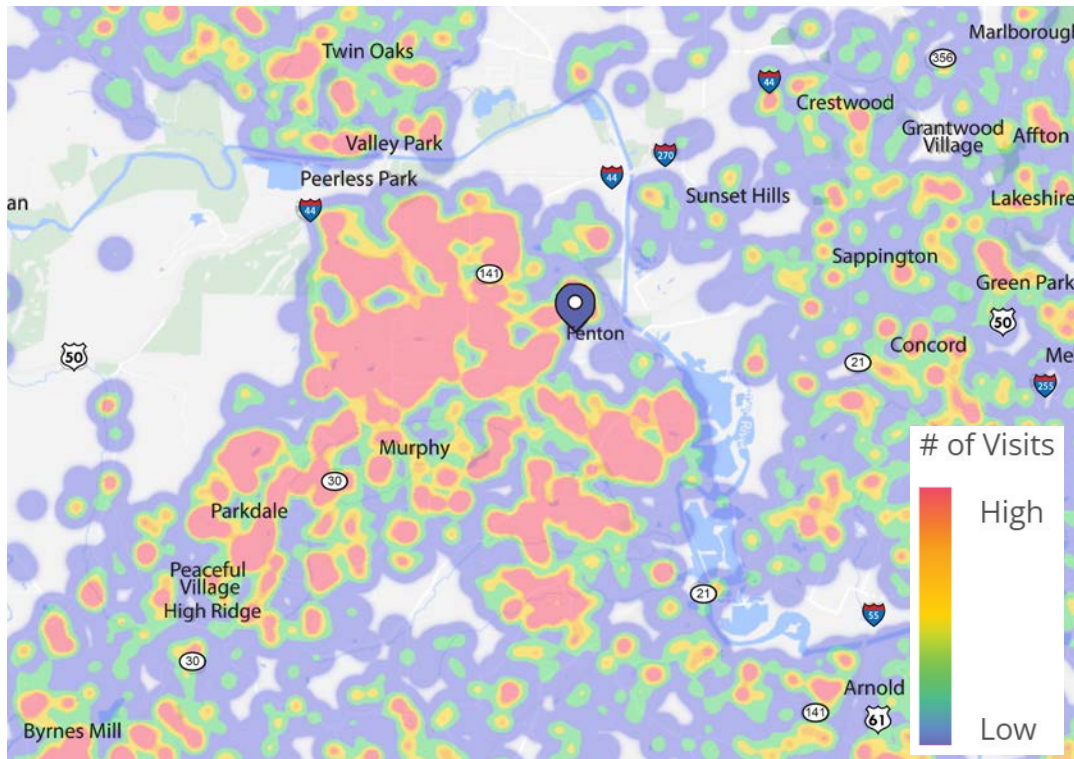
2.4

AVG. DWELL TIME



44 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION	<u>1 MILE</u> 3,433	<u>3 MILES</u> 43,017	<u>5 MILES</u> 129,221	<u>7 MILES</u> 287,130
HOUSEHOLDS	<u>1 MILE</u> 1,319	<u>3 MILES</u> 16,576	<u>5 MILES</u> 52,983	<u>7 MILES</u> 117,298
AVG HH INCOME	<u>1 MILE</u> \$106,282	<u>3 MILES</u> \$104,162	<u>5 MILES</u> \$101,965	<u>7 MILES</u> \$106,181



VIEW & DOWNLOAD:
[PLACER.AI REPORT](#)

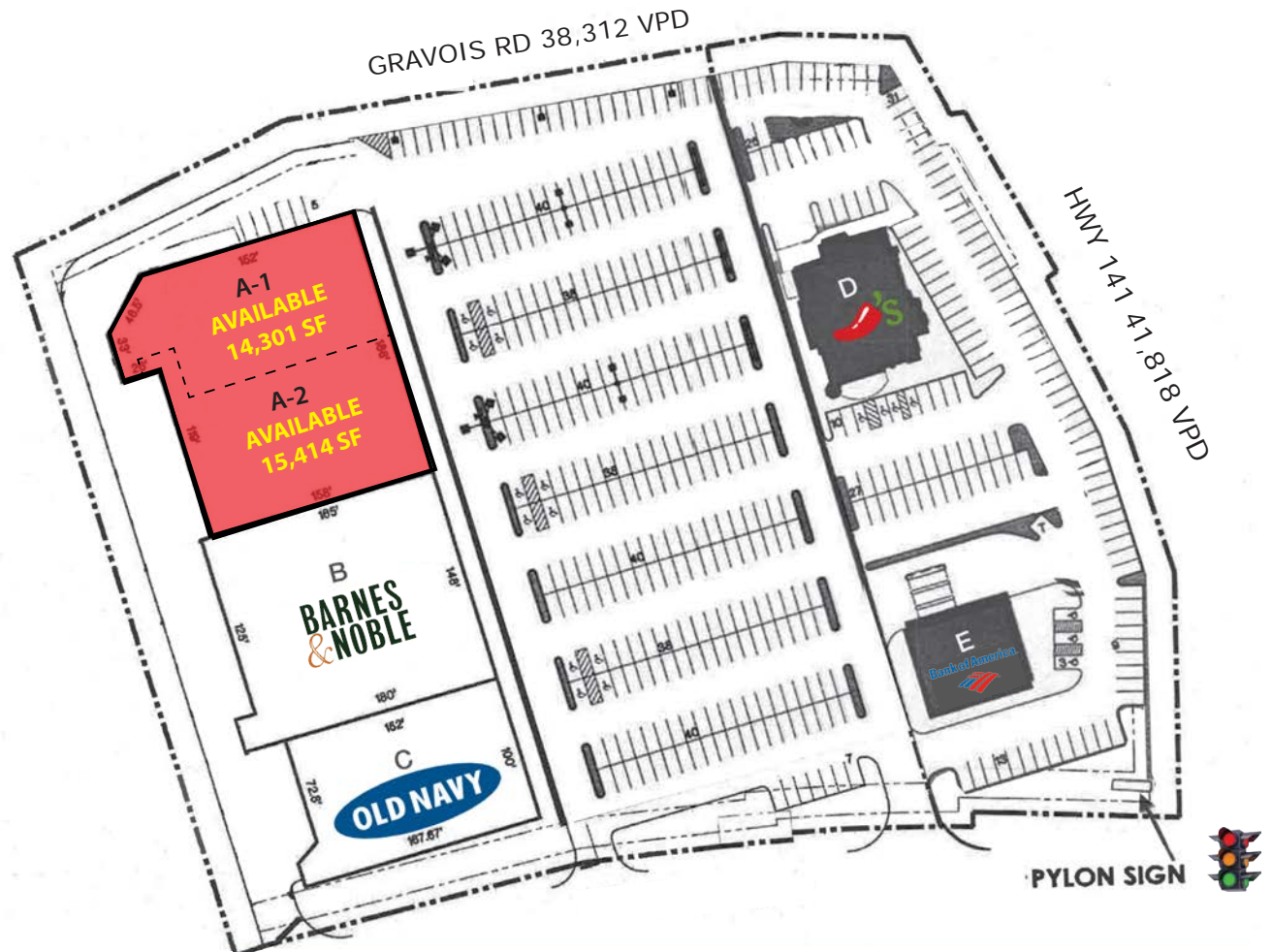
[DEMO REPORT](#)

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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
- 30,351 SF AVAILABLE. SPACE CAN BE DEMISED TO 14,301 SF & 15,414 SF
- 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	AVAILABLE	14,301 SF	C	OLD NAVY	15,105 SF
A-2	AVAILABLE	15,414 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

	4/13
	1/6
	5/7
	1/13
	11/23
	14/34
	2/43
	40/95
	11/27
	5/47
	13/30
	6/20

RETAILER RANK

	15/19
	14/15
	1/28
	9/20
	20/28
	12/32
	42/70
	7/16
	21/35
	12/21
	49/121

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