

FENTON PLAZA

14 Fenton Plaza | Fenton, MO (St. Louis MSA)



CO-TENANTS



TRAFFIC COUNTS



Highway 141: 50,705 VPD | Gravois Road (Hwy. 30): 47,057 VPD

FEATURES



- ◆ High-profile ~100,000 SF neighborhood center in the heart of Fenton's retail core.
- ◆ Across the street from Gravois Bluffs (Walmart, Target, Kohl's, Schnucks, etc.)
- ◆ ALDI, Family Dollar, Advance Auto and several others are all long-term tenants.
- ◆ Excellent Demographics: avg. household income >\$100,000 within 3 miles.

AVAILABILITIES

Suite #	Sq. Ft.	Previous Use
24	2,000	Fitness Studio
30	1,512	Turnkey Dental Space

Equipment Included!

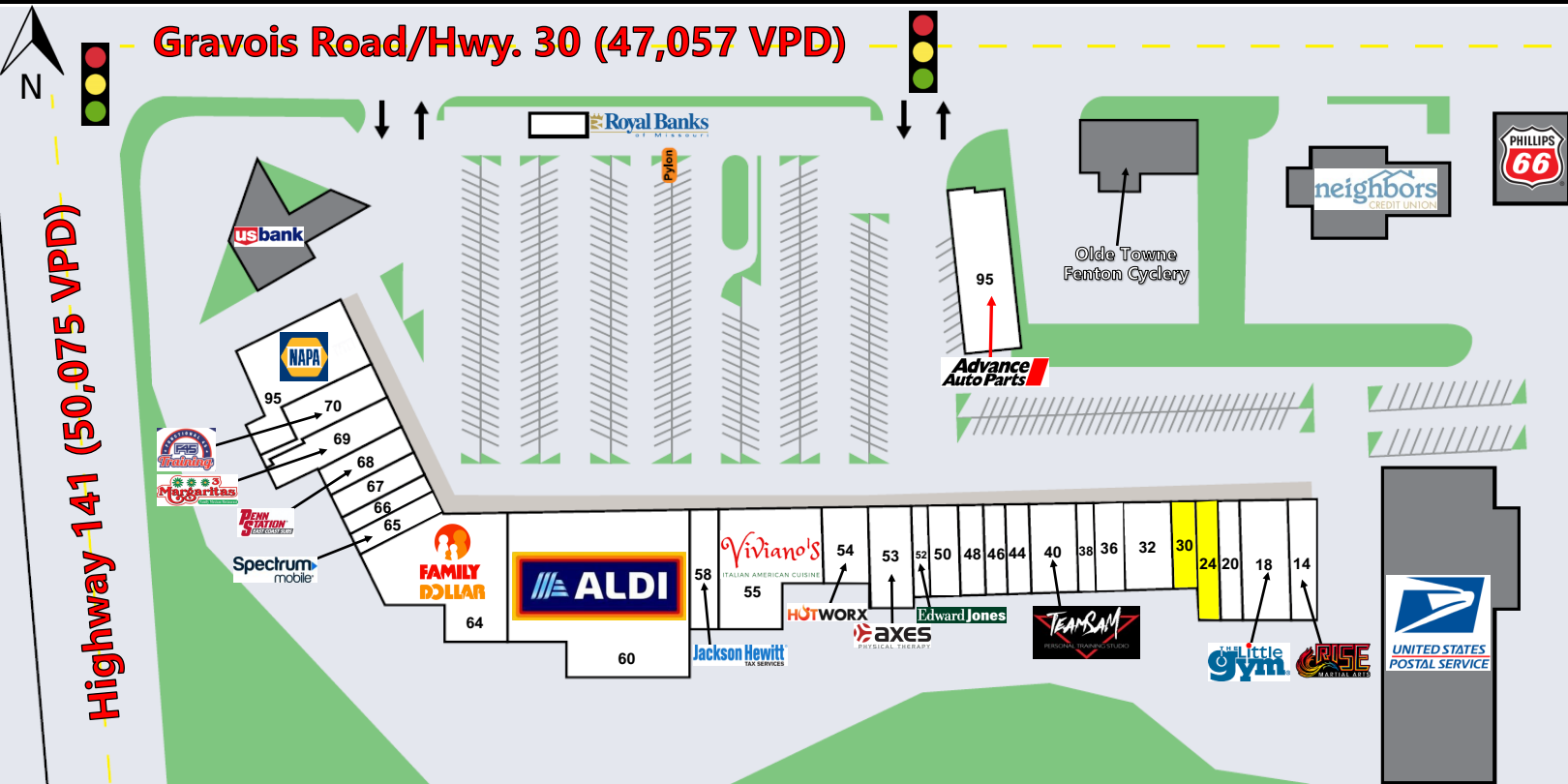


20 Allen Avenue, Suite 400
Webster Groves, MO 63119
www.novusdev.com

Michael R. Koch
(314) 281-1502
mkoch@novusdev.com

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Suite #	Tenant	SF
14	Rise Martial Arts	2,000
18	Little Gym of Fenton	4,000
20	Missouri National Guard	2,000
24	AVAILABLE	2,000
30	Dental Space Available	1,512
32	Fenton Plaza Laundry	2,880
36	First Stop Chiropractic	1,800
38	Final Cut Hair Salon	1,080
44	Prime Performance	1,440

Suite #	Tenant	SF
46	Chic Nails	1,440
48	Westside Personnel	1,440
50	Above & Beyond Wellness	1,872
52	Edward Jones	1,008
53	Axes Physical Therapy	3,222
54	HotWorx Fitness	2,400
55	Viviano's Restaurant	7,480
58	Jackson Hewitt	2,500
64	Family Dollar	10,000

Suite #	Tenant	SF
65	Spectrum Mobile	1,640
66	Star Massage Spa	1,200
67	Old Towne Donuts	1,680
68	Penn Station Subs	1,920
69	3 Margaritas	3,440
70	F45 Fitness	2,560
72	NAPA Auto Parts	7,050
95	Advance Auto	7,000
TOTAL		99,989

TRADE AREA DEMOGRAPHICS

1-Mile	3-Mile	5-Mile
2,892	41,240	129,298
Est. Population	Est. Population	Est. Population
\$116,083	\$105,653	\$103,572
Avg. HH Income	Avg. HH Income	Avg. HH Income
1,092	15,932	53,011
Households	Households	Households



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Photos of Dental Space (Suite 30)

