



1,000 - 3,525 SF RETAIL SPACE AVAILABLE

FOR LEASE

FOUNTAIN PLAZA | ELLISVILLE, MO



MIDWEST
EQUITY



PROPERTY OVERVIEW

Fountain Plaza is prominently located at the signalized intersection of Clarkson Road and Clayton Road in the highly desirable suburban St. Louis community of Ellisville. As the premier retail destination in the area, the center is anchored by national grocery operator Instacart and BJC Healthcare, with Lifetime Fitness serving as a high-performing shadow anchor. Fountain Plaza serves an affluent and densely populated trade area, drawing from a 3-mile radius that includes 70,000 residents with an average household income of \$190,000.

Suite F2 offers ±1,000 SF of ground floor retail space, adjacent to newly added CAVA Mediterranean Grill and Heartland Dental.

Suite I5 offers ±3,525 SF of ground floor retail space, with neighboring tenants Salon Lofts, Chiro One, and others.

PROPERTY DETAILS	
Address	115824-15897 Fountain Plaza Drive, Ellisville, MO 63017
Shopping Center GLA	82,221 SF
Space Available	1,000 - 3,525 SF
Year Built	2008
CAM	\$6.00 PSF
Insurance	\$0.67 PSF
Property Taxes	\$4.91 PSF
Lease Rate	\$35.00 PSF





PROPERTY PHOTOS



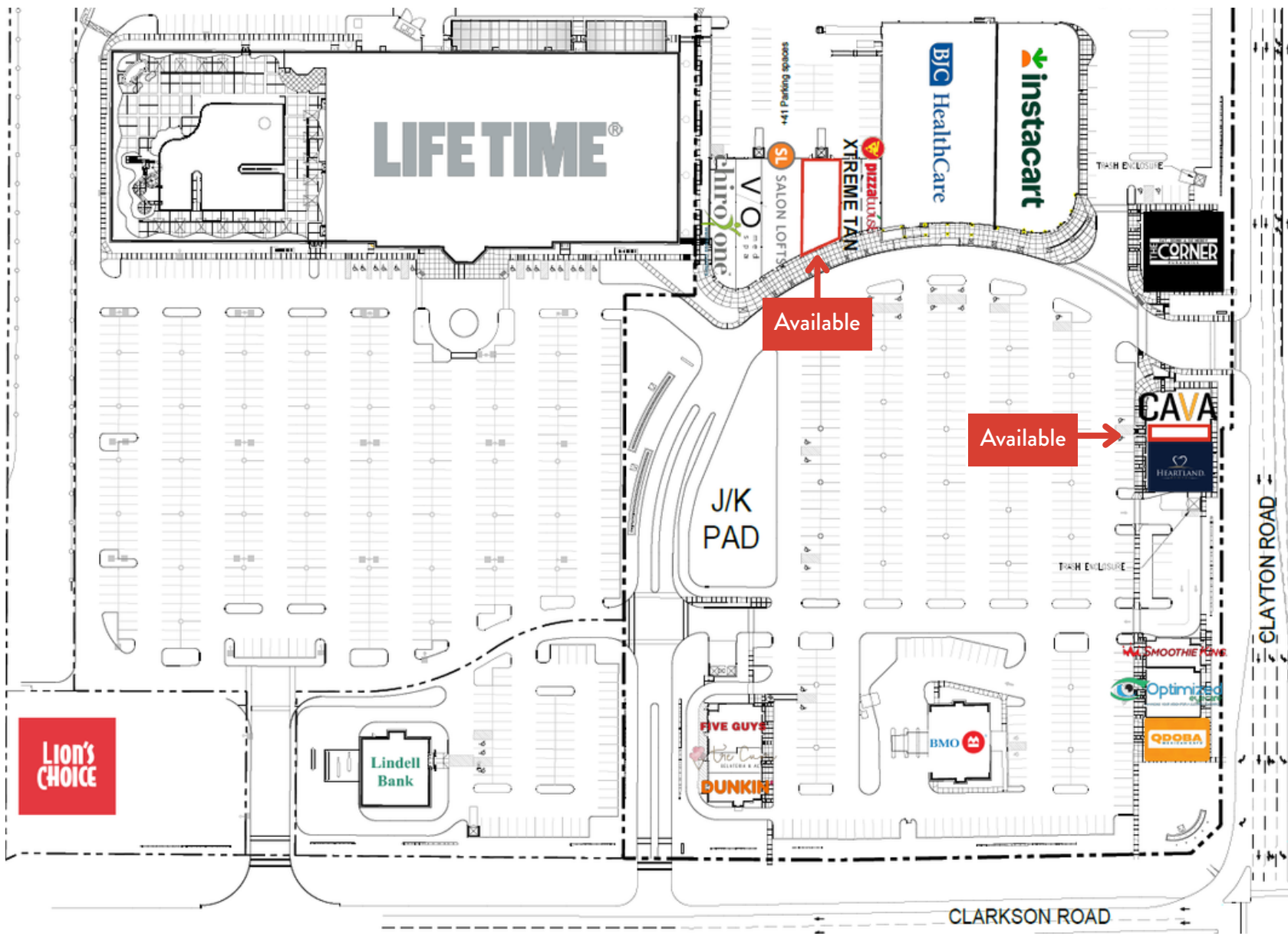


AERIAL MAP





FLOOR PLAN





ST. LOUIS OVERVIEW

St. Louis’s diversified economy, central location, and strong consumer base drive consistent demand for retail space across the metro. The region’s stable, professional population, established suburbs, and active redevelopment in urban districts support a wide range of retail formats. A strong mix of national and local tenants, along with a growing food, service, and fitness presence, reflects healthy leasing momentum. Popular areas Brentwood, Chesterfield, and St. Charles continue to see solid traffic and spending. Ongoing investment in infrastructure and mixed-use projects supports low vacancy, steady absorption, and favorable long-term prospects for well-located retail properties.



Ranks 3rd among top 10 cities with the highest job growth rate (3% in 2024)



Cost of living 12% below the national average



Is the 23rd largest city in the U.S. in total population

ST. LOUIS MSA

Population	2.81 million
Average Household Income	\$80,014
Workforce	1.50 million
Companies	88,000
Schools	152
Colleges & Universities	30

TOP EMPLOYERS

BJC Health System	30,478
Edward Jones	22,449
Washington University	22,181
Boeing	16,681
SSM Health	11,500



DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	Daytime Population	9,365	5,8288	14,9419
	2025 Population	7,591	69,809	14,8712
	Population Growth Rate	0.10%	0.10%	0.10%
	2025 Median Age	46.6	44.2	44.1
	2025 Total Households	3,020	27,139	57,421
	Household Growth Rate	0.20%	0.20%	0.20%
	2024 Average Household Income	\$186,874	\$191,379	\$190,648
	Daily Traffic Count: 61,500 VPD			



FOR INFORMATION, CONTACT:

Tiffany Earl Williams, J.D.

319.368.3248

TiffanyWilliams@MidwestEquity.net

Licensed Realtor in the State of Iowa

Carter Collis

847.943.7212

CarterCollis@MidwestEquity.net

Licensed Realtor in the State of Iowa