

# 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
14	2,000	Art Gallery
24	2,000	Fitness Studio
36	1,800	Financial Office
38	1,080	Hair Salon

Suite #	Sq.Ft.	Previous Use
44	1,440	Tax Preparation Office
50	1,872	Wireless Phone Store
54	2,400	Physical Therapy
65	1,640	Computer Store
66	1,200	Hair Salon



**Michael R. Koch**  
(314) 281-1502

[mkoch@novusdev.com](mailto:mkoch@novusdev.com)

20 Allen Avenue, Suite 400  
Webster Groves, MO 63119  
[www.novusdev.com](http://www.novusdev.com)

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Suite #	Tenant	SF
14	VACANT	2,000
18	Little Gym of Fenton	4,000
20	Missouri National Guard	2,000
24	VACANT	2,000
30	Discovery Dental	1,512
32	Fenton Plaza Laundry	2,880
36	VACANT	1,800
38	VACANT	1,080
40	Sam's Personal Training	2,880
44	VACANT	1,440

Suite #	Tenant	SF
46	Chic Nails	1,440
48	Westside Personnel	1,440
50	VACANT	1,872
52	Edward Jones	1,008
53	Axes Physical Therapy	3,222
54	VACANT	2,400
55	Viviano's Restaurant	7,480
58	Jackson Hewitt	2,500
60	ALDI	20,545
64	Family Dollar	10,000

Suite #	Tenant	SF
65	VACANT	1,640
66	VACANT	1,200
67	Old Towne Donuts	1,680
68	Penn Station Subs	1,920
69	3 Margaritas	3,440
70	F45 Training	2,560
72	NAPA Auto Parts	7,050
95	Advance Auto Parts	7,000
ATM	Coming Soon	0
<b>TOTAL</b>		<b>99,989</b>

## 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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