

# FENTON LANDINGS

FENTON, MO

750 ASSEMBLY PARKWAY



amazon

 GREY EAGLE DISTRIBUTORS

 1ST PHORM

Fenton Logistics Park Blvd

Assembly Pkwy

CTDI

 1ST PHORM

 1ST PHORM

FENTON FIRE DISTRICT

walys

Wendy's

SITE

N. Hwy Dr W 13,747 (2023)



96,014 (2023)

S. Hwy Dr E 6,669 (2023)



LOCATION.  
commercial real estate





# FENTON LANDINGS

## NEIGHBORHOOD VIBE

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# INCOME MAP



## TRADE AREA OVERVIEW

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 RUNS THROUGH FENTON, AND THE CITY IS BORDERED BY THE MERAMEC RIVER.

THE FENTON AREA IS HOME TO SEVERAL CORPORATIONS' HEADQUARTERS, INCLUDING UNIGROUP, WOLFF SHOE, JOYCE MEYER MINISTRIES AND FABICK CAT. THE HEADQUARTERS FOR MARITZ IS ALSO LOCATED IN FENTON ON A 174-ACRE CAMPUS. THE FORMER ST. LOUIS COUNTY CHRYSLER PLANT WAS RECENTLY REDEVELOPED TO BECOME FENTON LOGISTICS PARK. THE 295-ACRE SITE IS BORDERED BY INTERSTATE 44 AND STRATEGICALLY SITUATED NEAR THE INTERCHANGE OF INTERSTATES 44 AND 270. THE PARK IS HOME A MIX OF INDUSTRIAL AND OFFICE TENANTS INCLUDING BASF, BJC MEDICAL GROUP, AND 1ST PHORM. WALLY'S, THE PONTIAC, ILLINOIS-BASED GAS STATION AND RETAIL SHOP OPERATOR, RECENTLY OPENED ITS FIRST ST. LOUIS-AREA LOCATION AT THE PARK AS WELL.

FENTON HAS A BUSTLING RETAIL COMMUNITY. FOUR DIFFERENT SHOPPING CENTERS IN THE MO-141 / MO-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 PAST HIGHWAY 30. GRAVOIS BLUFFS IS ANCHORED BY NATIONAL RETAILERS SUCH AS TARGET, SCHNUCKS, LOWE'S, KOHL'S, WALMART, AND AT HOME. GRAVOIS BLUFFS SUMMIT, ADJACENT TO GRAVOIS BLUFFS' WEST SIDE, IS ANCHORED BY JC PENNEY AND PARTY CITY. FENTON COMMONS, FENTON PLAZA AND DIERBERG'S FENTON CROSSING SURROUND GRAVOIS BLUFFS AND OFFER MANY MORE SHOPPING OPTIONS.

THE ST. LOUIS METRO AREA LOVES ITS SPORTS AND RECREATION, AND FENTON IS NO EXCEPTION. THE WORLD WIDE TECHNOLOGY SOCCER PARK INCLUDES SIX FULL-SIZE FIELDS (FOUR TURF, TWO GRASS), OFFICE SPACE FOR CLUB STAFF, INDOOR EVENT SPACE, FOOD AND BEVERAGE OPTIONS, AND A FAN SHOP. IT ALSO FEATURES THE INDOOR PERFORMANCE TRAINING CENTER AT THE NORTH END OF THE FACILITY. THE FACILITY HAS UNDERGONE SIGNIFICANT RENOVATIONS RECENTLY, INCLUDING NEW FIELD LIGHTING, BLEACHER UPGRADES, LOCKER ROOM RENOVATIONS, AND THE NEW BUDWEISER BIERGARTEN. WORLD WIDE TECHNOLOGY SOCCER PARK WILL HOST ALL HOME GAMES FOR SAINT LOUIS FC, AS WELL AS TRAINING AND GAMES FOR YOUTH CLUB ST. LOUIS SCOTT GALLAGHER.

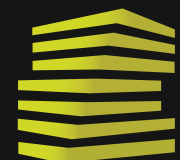
SOUTH ST. LOUIS COUNTY, JEFFERSON COUNTY AND THE SURROUNDING AREAS ARE IN CLOSE PROXIMITY TO ST. CLARE HEALTH CENTER, LOCATED IN THE HEART OF FENTON. OPENED IN 2009, ST. CLARE HEALTH CENTER IS A FULL SERVICE HOSPITAL THAT INCLUDES THE SSM HEART INSTITUTE, SSM NEUROSCIENCES INSTITUTE AND SSM CANCER CARE.

FENTON IS SERVED BY TOP-RATED LINDBERGH AND ROCKWOOD SCHOOL DISTRICTS.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	<b>783</b>	<b>47,592</b>	<b>152,607</b>
<b>HOUSEHOLDS</b>	<b>298</b>	<b>19,837</b>	<b>62,729</b>
<b>EMPLOYEES</b>	<b>13,574</b>	<b>39,034</b>	<b>97,490</b>
<b>MED HH INCOME</b>	<b>\$119,518</b>	<b>\$109,885</b>	<b>\$115,345</b>

## AREA RETAIL | RESTAURANTS



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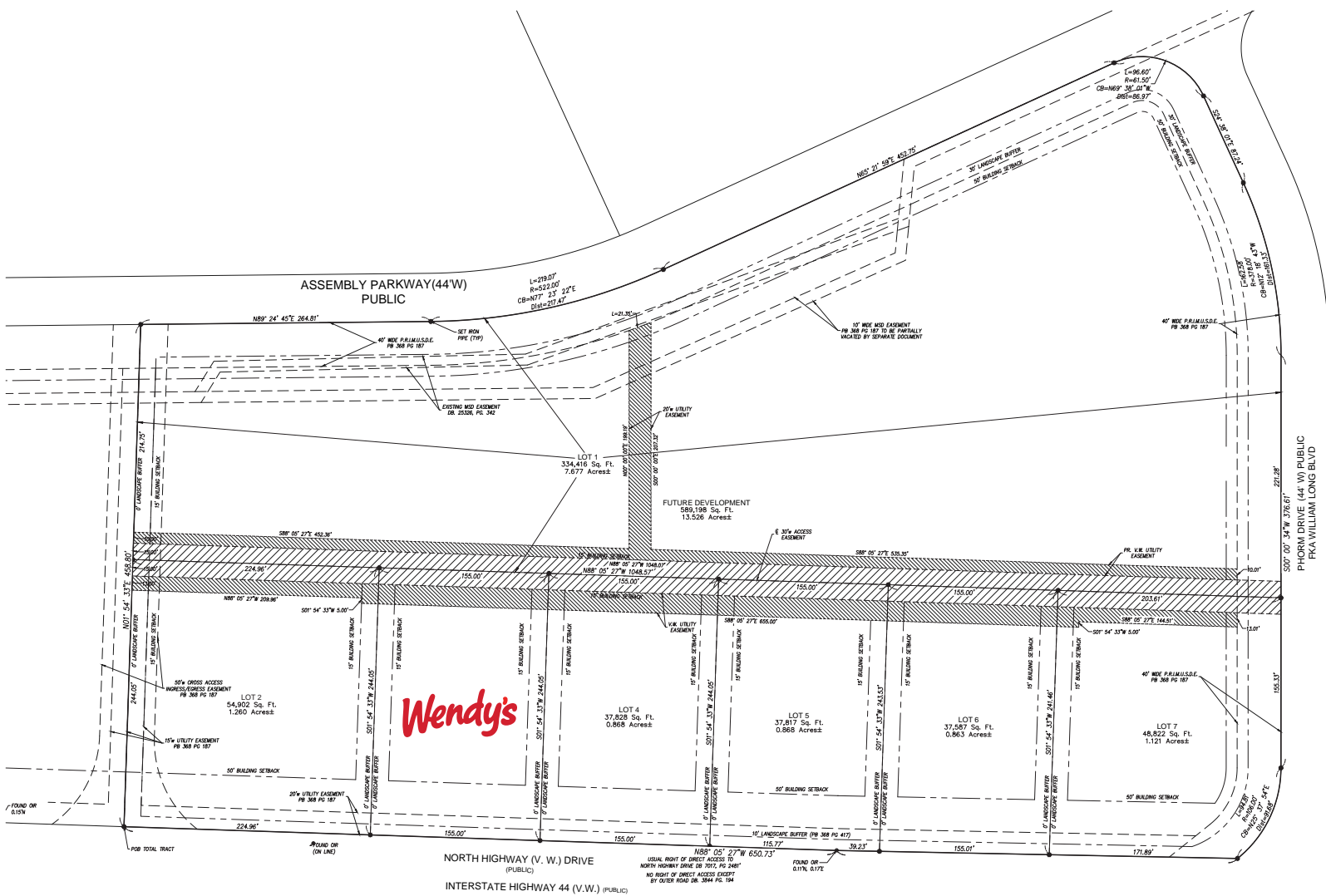


# FENTON LANDINGS

## SURVEY

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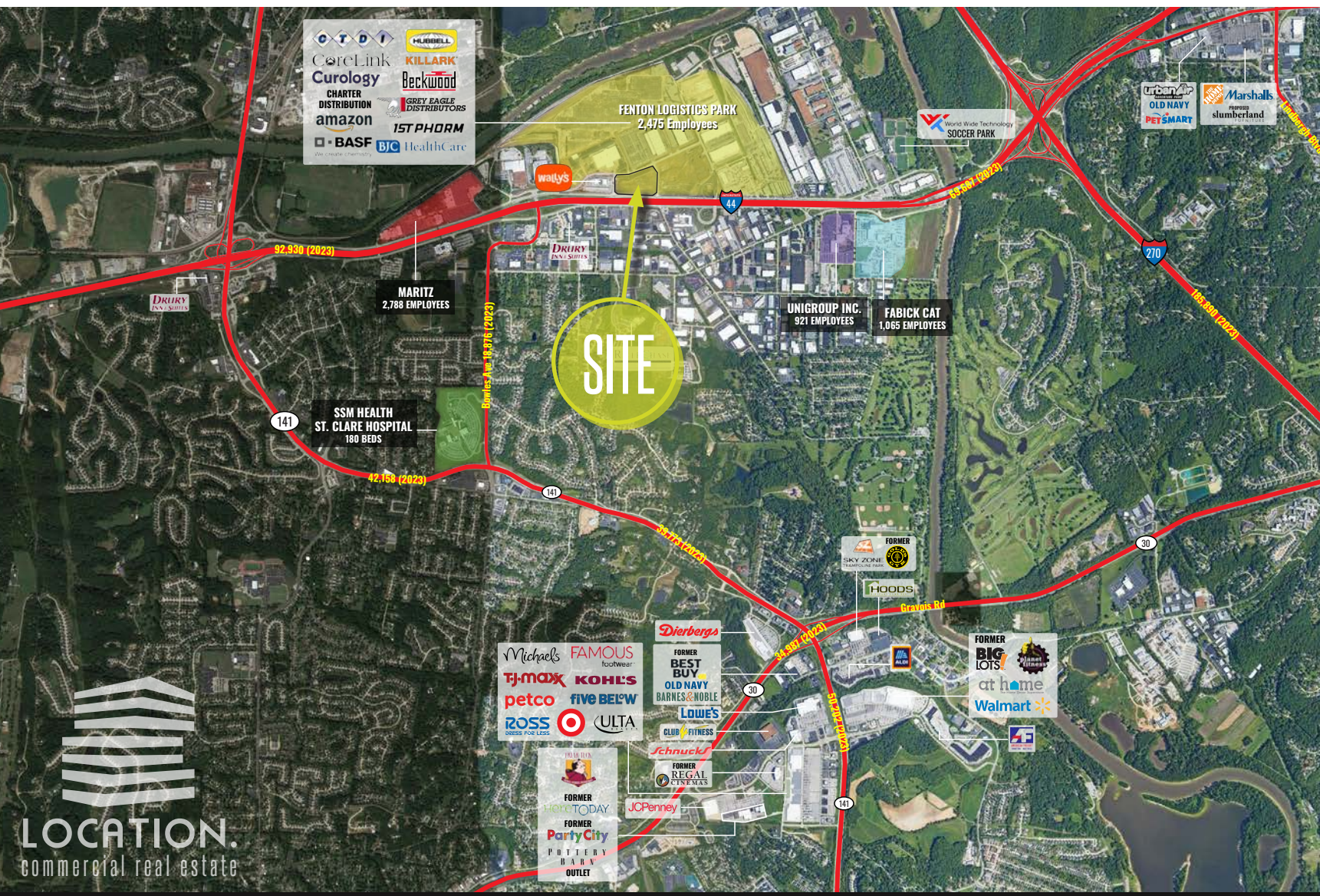
## MARKET AERIAL + DETAILS

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- 0.5 - 3.81 ACRES AVAILABLE FOR LEASE, BUILD TO SUIT, OR SALE
- GREAT VISIBILITY AND SIGNAGE OPPORTUNITIES TO I-44
- ADJACENT TO THE NEW WALLY'S, WITH 2.5M ANNUAL VISITS ACCORDING TO PLACER. AI (208,000+/- MONTH)
- HEAVY TRAFFIC EXPOSURE TO OVER 96,000 VEHICLES PER DAY ON I-44
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION



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