



GRAVOIS BLUFFS SHOPPING CENTER

CONTACT INFORMATION:

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GRAVOIS BLUFFS POWER CENTER

One of only two power centers in the St. Louis metropolitan area, Gravois Bluffs is home to a wide variety of national and mom and pop tenants. Gravois Bluffs sits at the intersection of two high volume highways—Highway 30, commonly known as Gravois Road, and Highway 141. Located 16 miles from downtown St. Louis, Fenton is a growing community with a 38% population increase from 2000 to 2023.



Intersection of Highway 141 & Gravois Bluffs Blvd. Fenton, MO

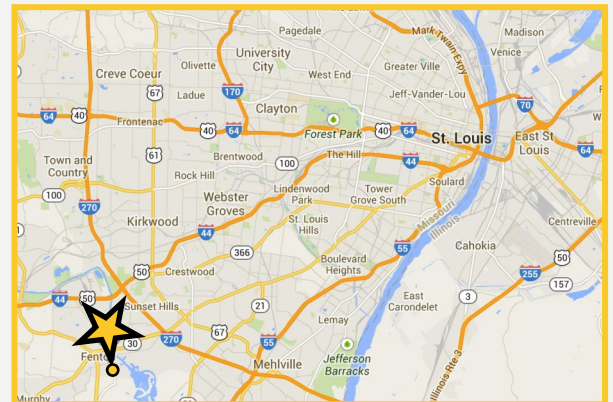
[DEMOGRAPHICS]

3-Mile Radius | 5-Mile Radius | 10-Mile Radius

Med. Household Income	\$131,786	\$133,217	\$143,351
Total Population	43,984	127,109	546,373
Daytime Employment	30,215	69,597	242,647

[AVERAGE DAILY TRAFFIC]

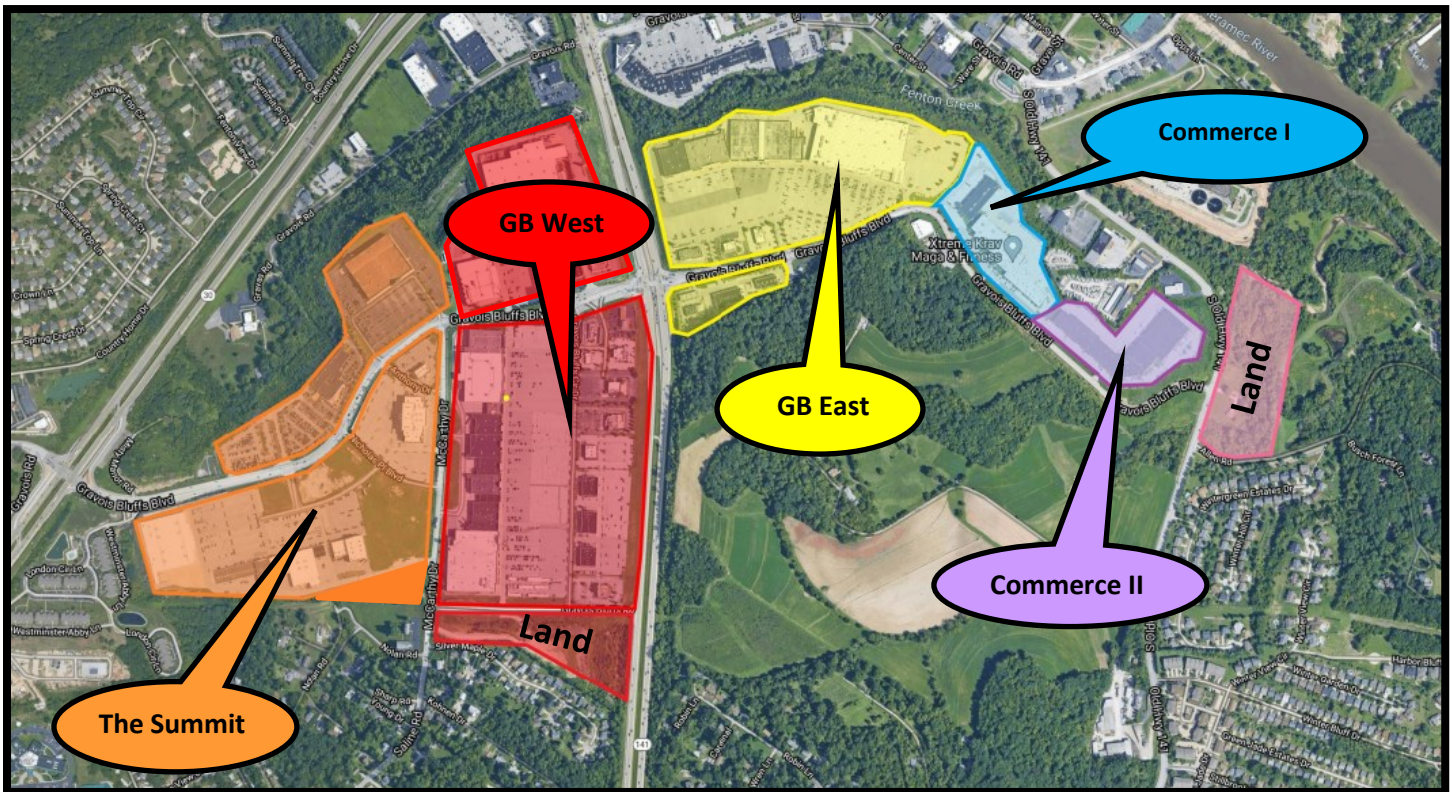
Highway 141	43,720 VPD
Highway 30	37,080 VPD



9109 Watson Road, 4th Floor | St. Louis, MO 63126 | www.rsolution.com



GRAVOIS BLUFFS SHOPPING CENTER



Gravois Bluffs Plaza Shopping Center

- Gravois Bluffs West
- The Summit at Gravois Bluffs
- Gravois Bluffs East
- Commerce Center I
- Commerce Center II
- Available Land

CURRENT TENANTS



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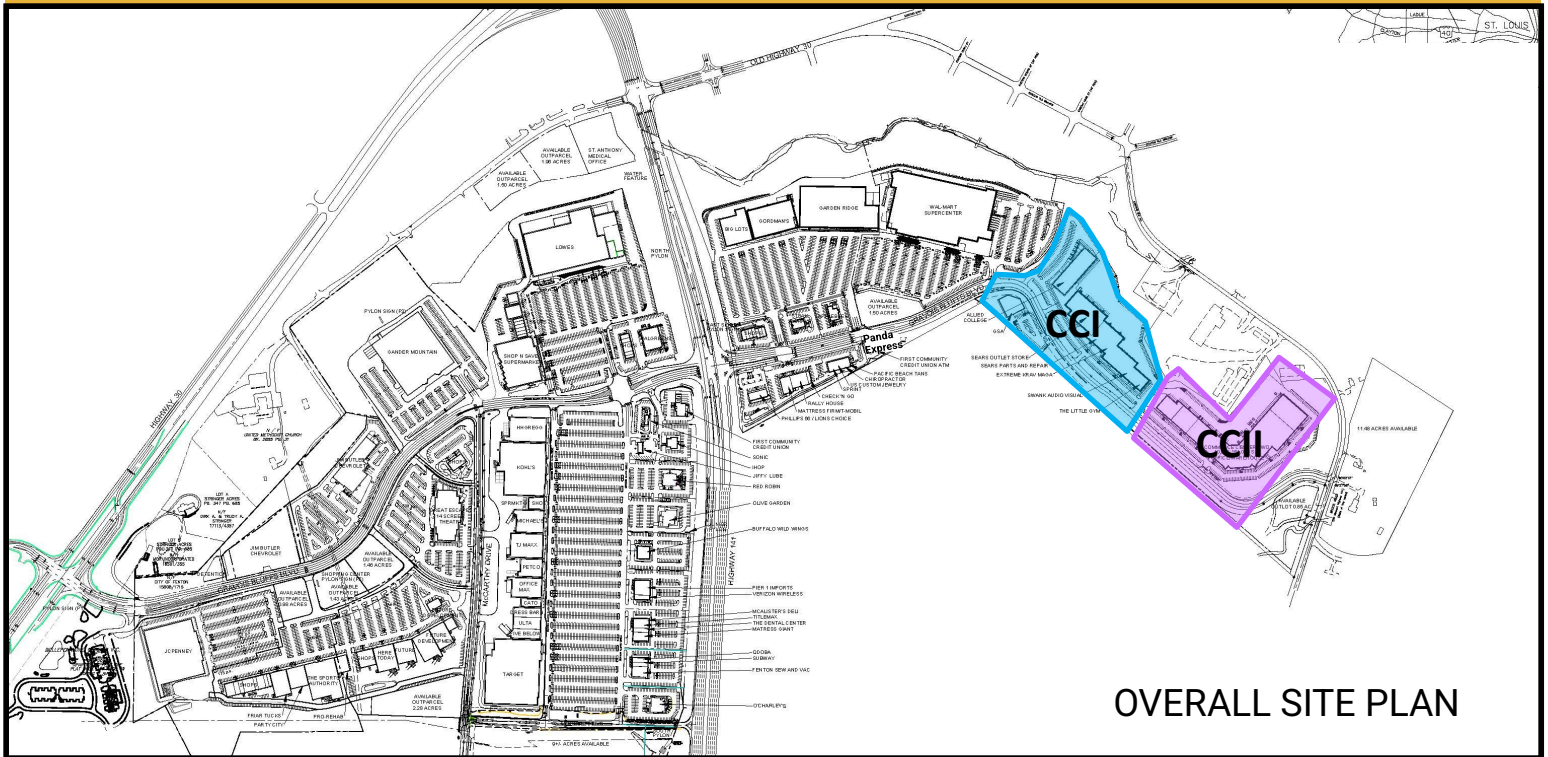
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GRAVOIS BLUFFS

COMMERCE CENTERS I & II



OVERALL SITE PLAN



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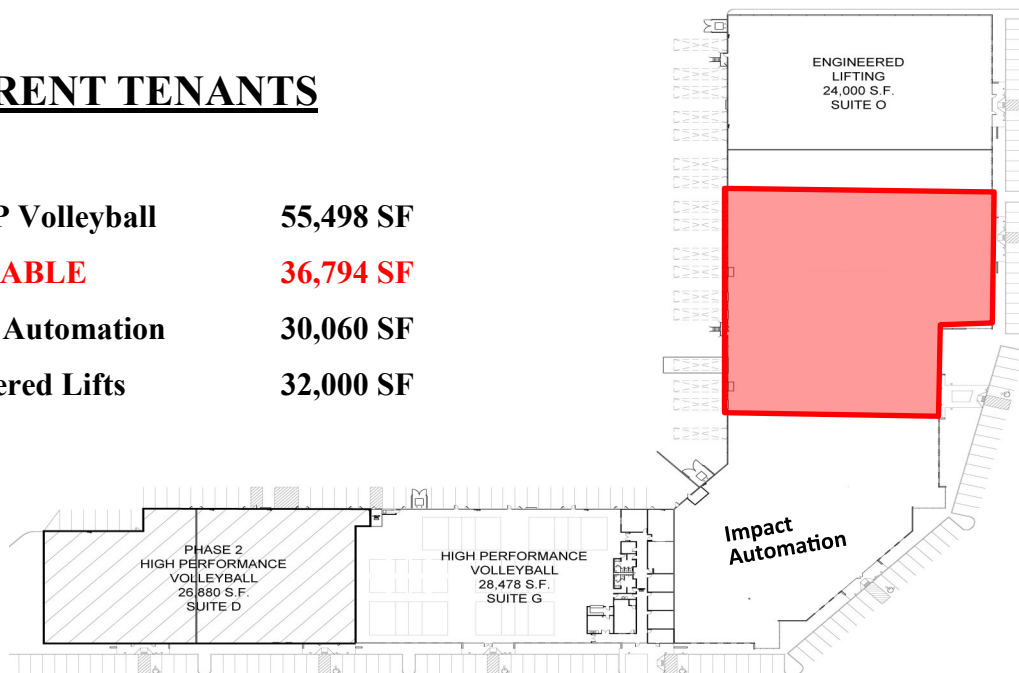
GRAVOIS BLUFFS

601 Gravois Bluffs Blvd. | Commerce Center II



CURRENT TENANTS

STL HP Volleyball	55,498 SF
AVAILABLE	36,794 SF
Impact Automation	30,060 SF
Engineered Lifts	32,000 SF



For information, please contact:

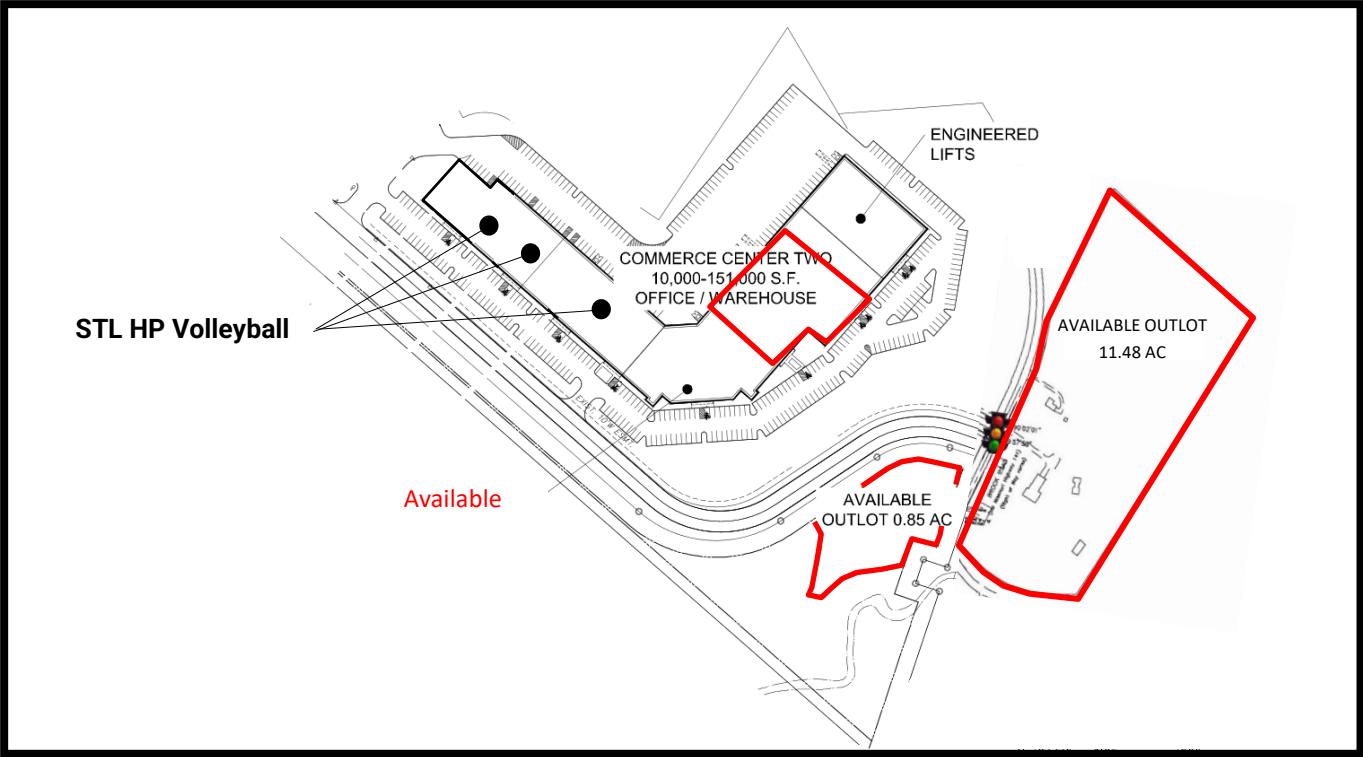
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GRAVOIS BLUFFS

East | Commerce Center II

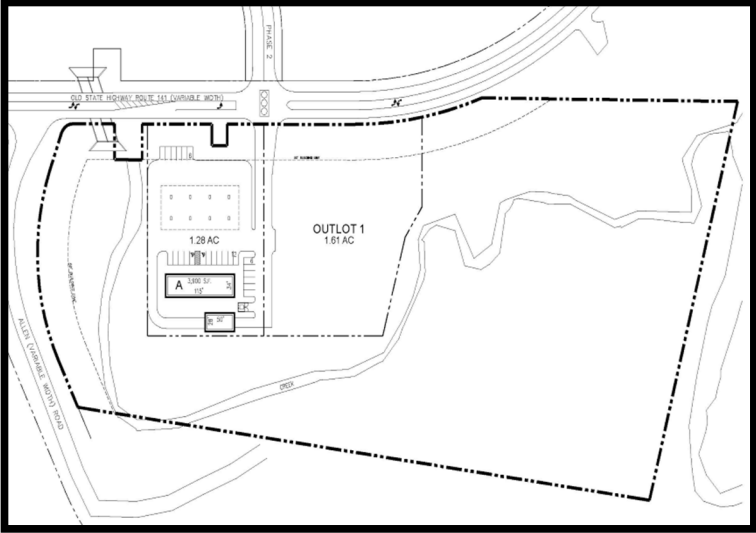


CURRENT TENANTS

STL HP Volleyball	55,498 SF	Available	36,795 SF
Impact Automation	30,060 SF	AVAILABLE	0.85 Acre OutLot
Engineered Lifts	24,000 SF	AVAILABLE	11.485 Acre OutLot



2 AVAILABLE OUTLOTS



11.485 Acre Proposed Site Plan

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