



GRAVOIS BLUFFS SHOPPING CENTER

CONTACT INFORMATION:

Gary Grewe

314-795-8899 | Gary@rsolution.com

Dominic Barlow

314-277-6456 | dbarlow@rsolution.com

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

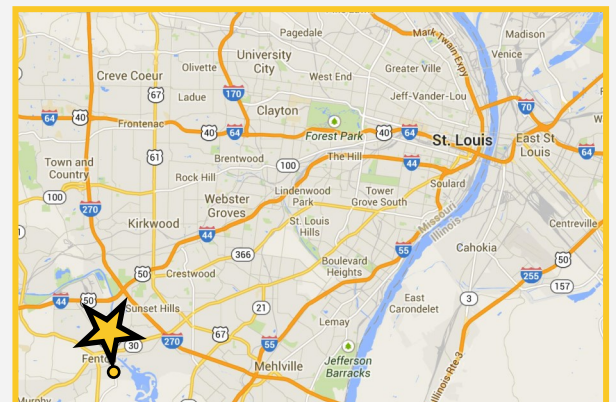
[DEMOGRAPHICS]

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]

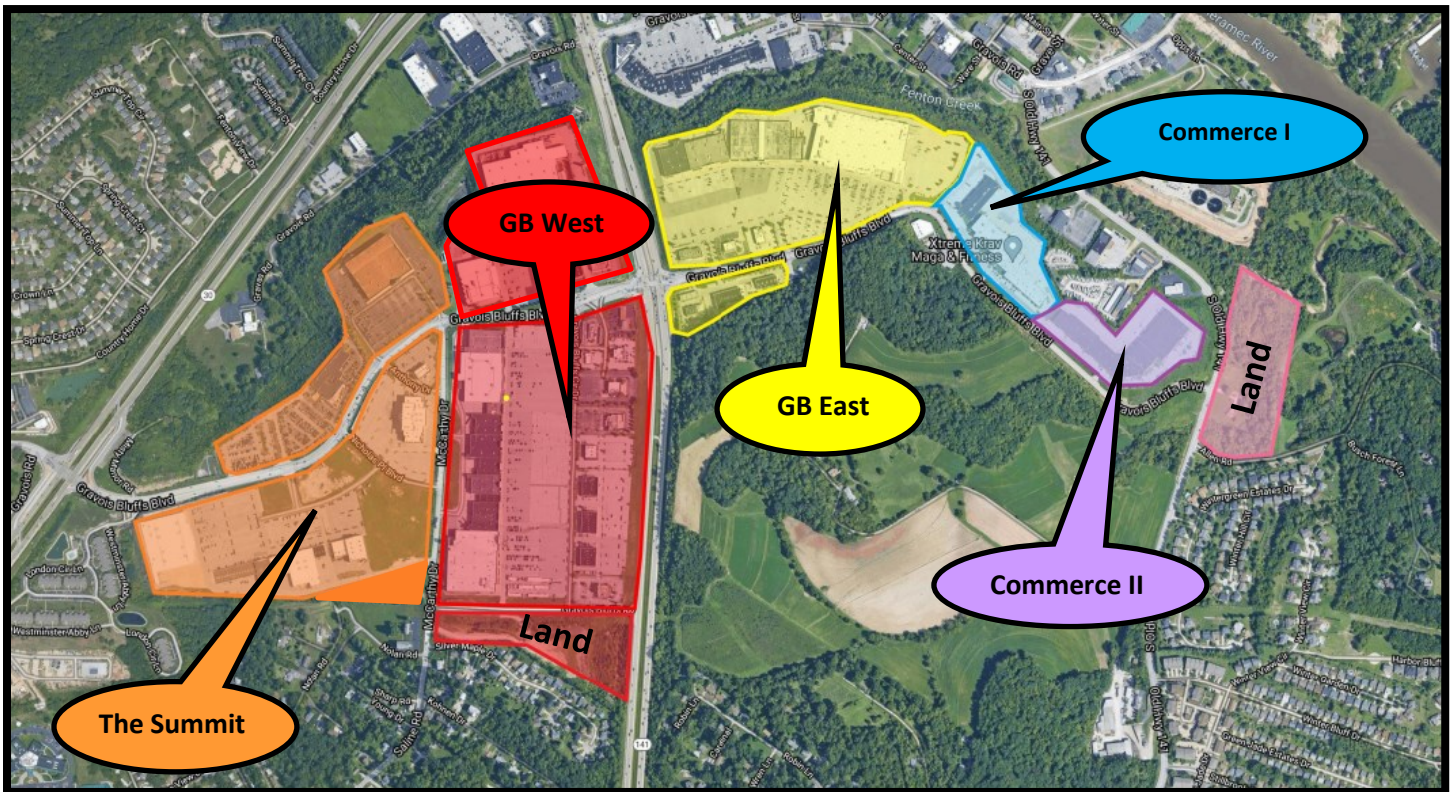
Highway 141	43,720 VPD
Highway 30	37,080 VPD



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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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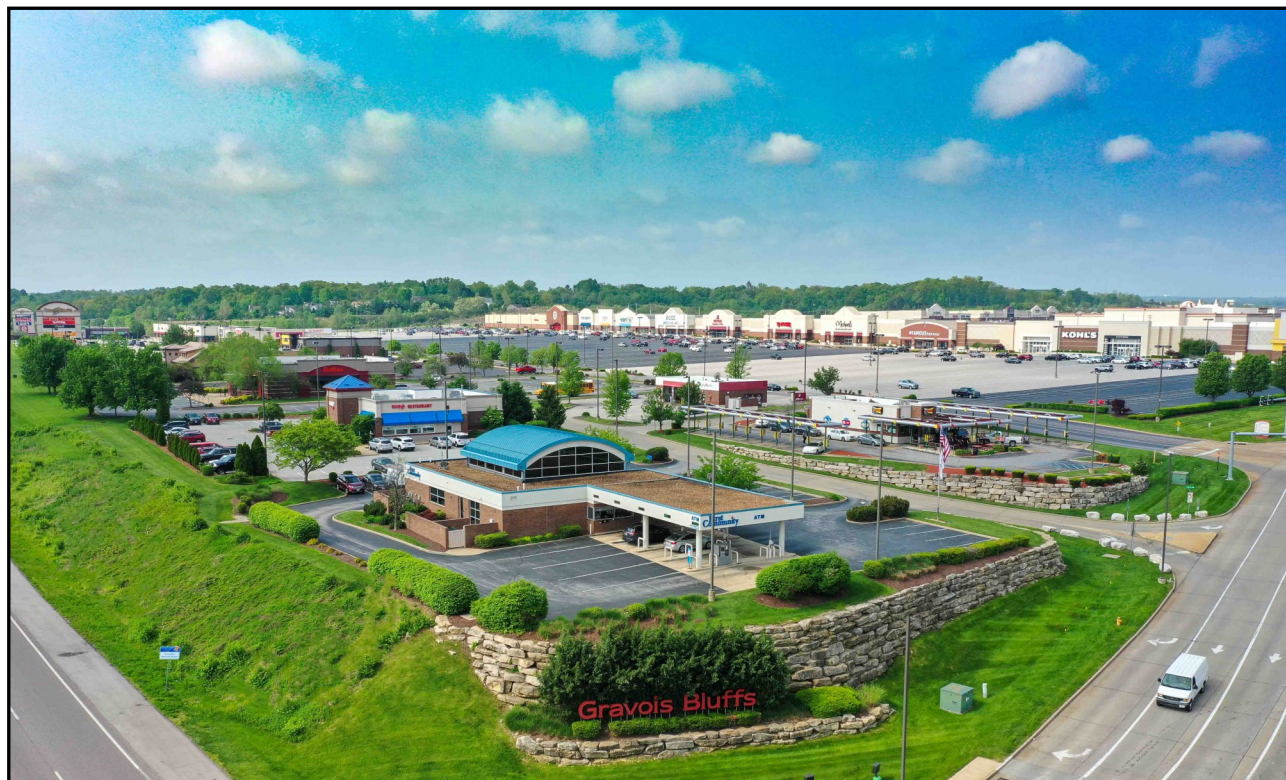
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GRAVOIS BLUFFS

WEST



WEST SIDE SITE PLAN

For information, please contact:

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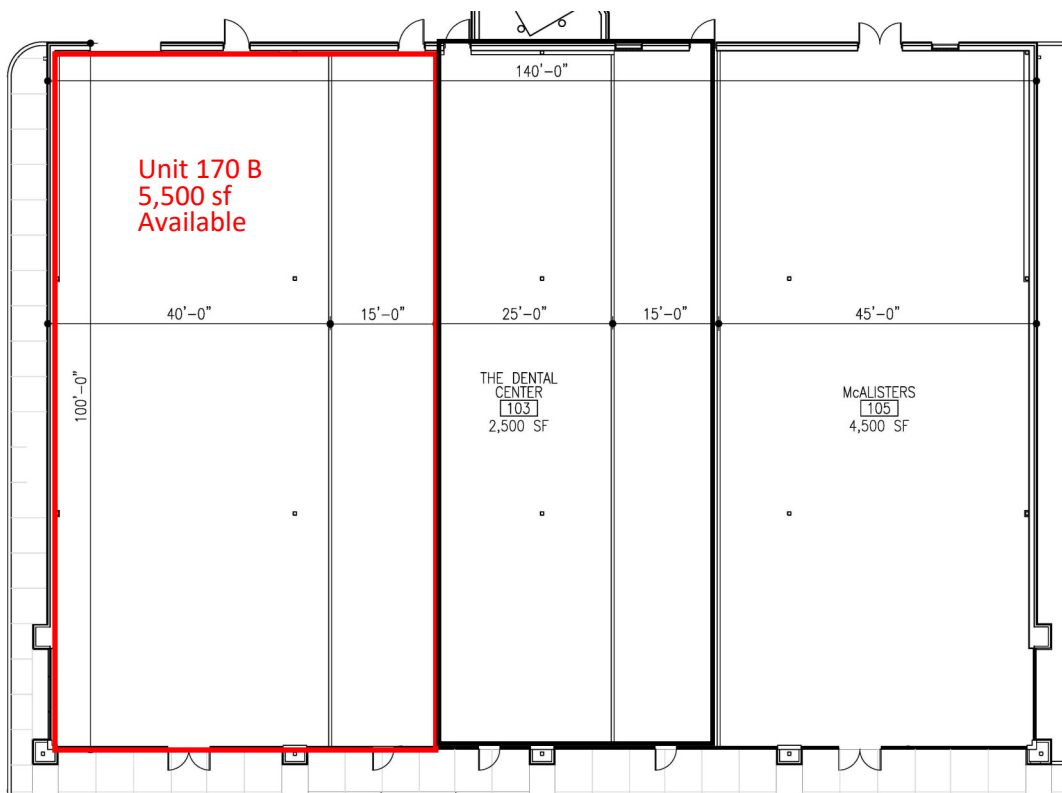
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WEST SIDE SITE PLAN



Available :

* 10,500 sf

* 5,500 sf

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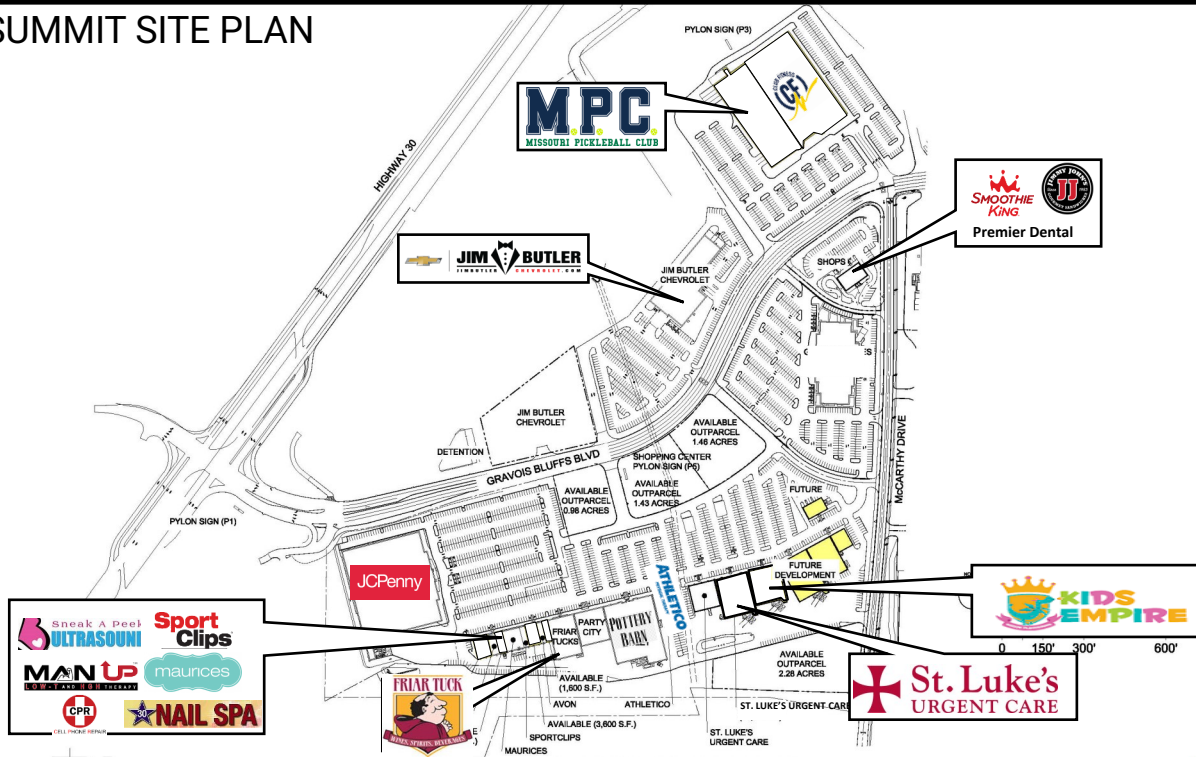
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GRAVOIS BLUFFS

THE SUMMIT | SITE PLAN



THE SUMMIT SITE PLAN



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The Summit at GRAVOIS BLUFFS

4,400 SQ. FT. AVAILABLE

794 Gravois Bluffs Blvd. || End Cap—Can be Divided

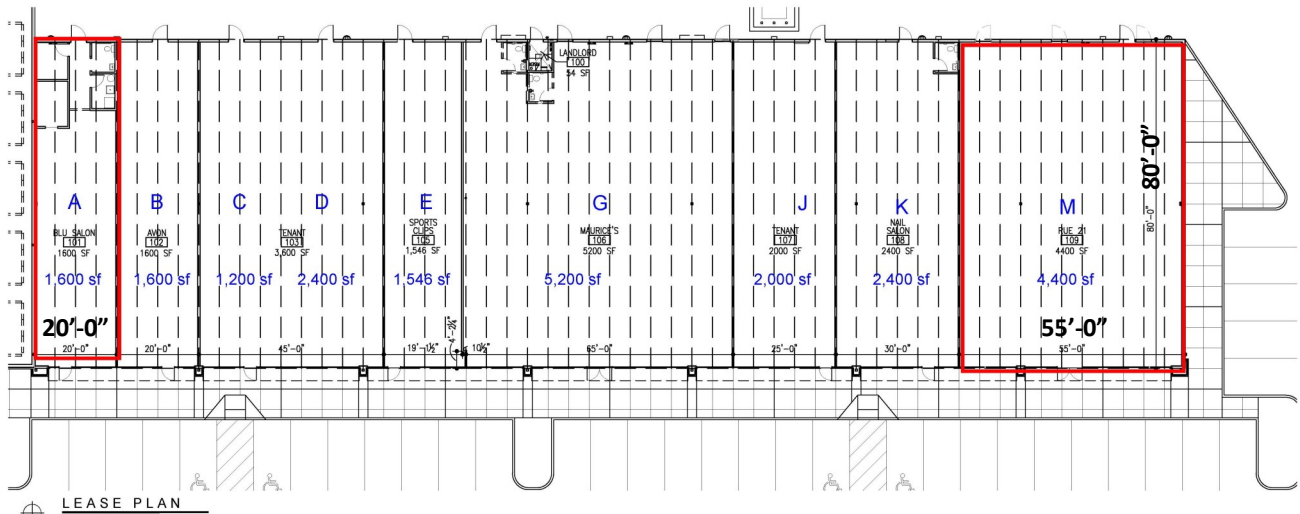


Kids Empire	19,062 SF
St. Luke's Urgent Care	10,000 SF
Athletico	5,250 SF
Pottery Barn Outlet	41,998 SF
AVAILABLE	13,792 SF

SURROUNDING TENANTS

Friar Tucks	15,000 SF
AVAILABLE	1,600 SF
Sport Clips	1,546 SF
Maurice's	5,200 SF

Mischel Chiropractor	2,000 SF
Star 30 Nails	2,400 SF
AVAILABLE	4,400 SF
Man Up	1,600 SF
Sneak A Peak	1,200 SF



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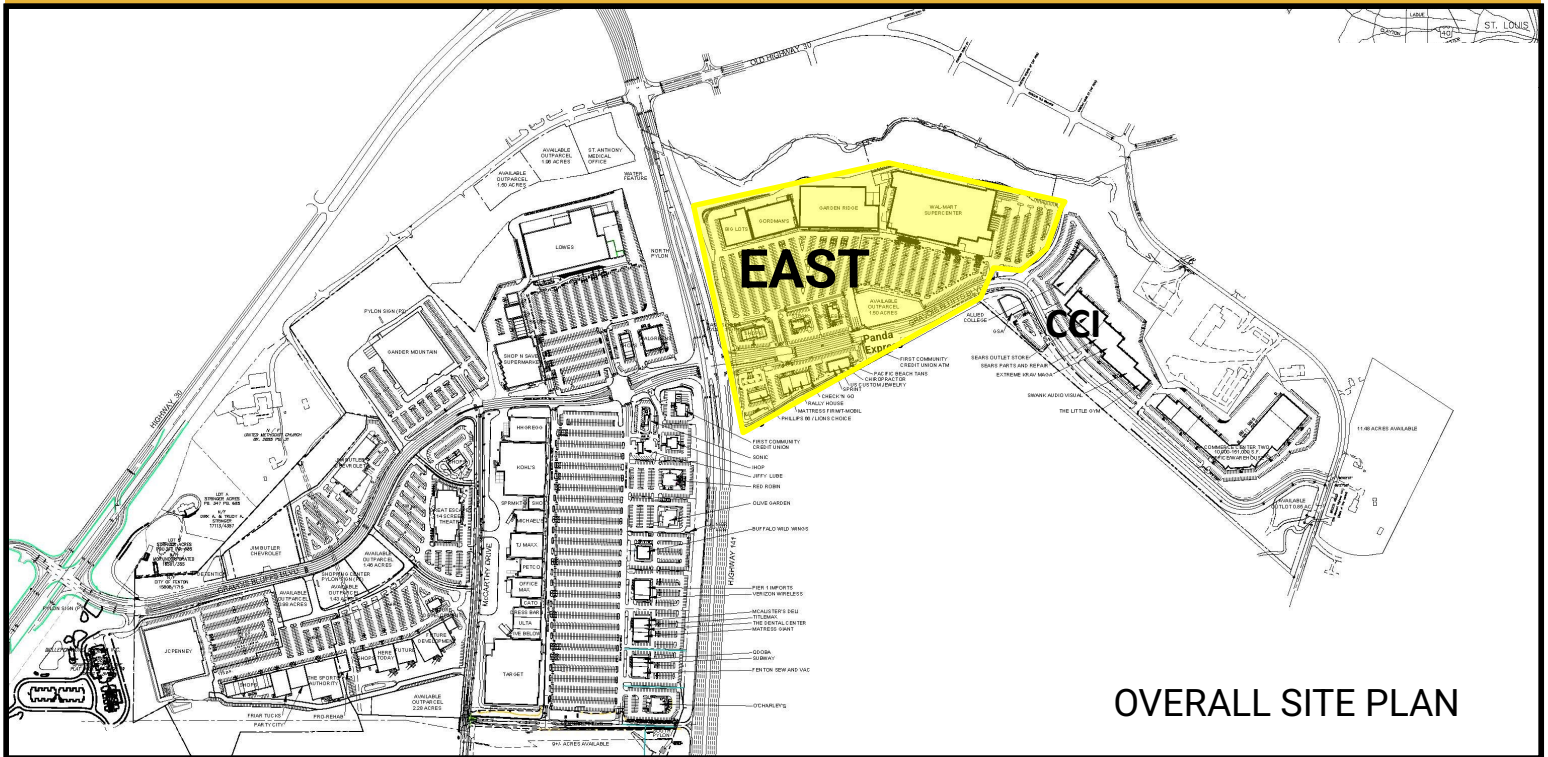
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GRAVOIS BLUFFS

EAST, COMMERCE CENTERS I & II



OVERALL SITE PLAN



GRAVOIS BLUFFS EAST

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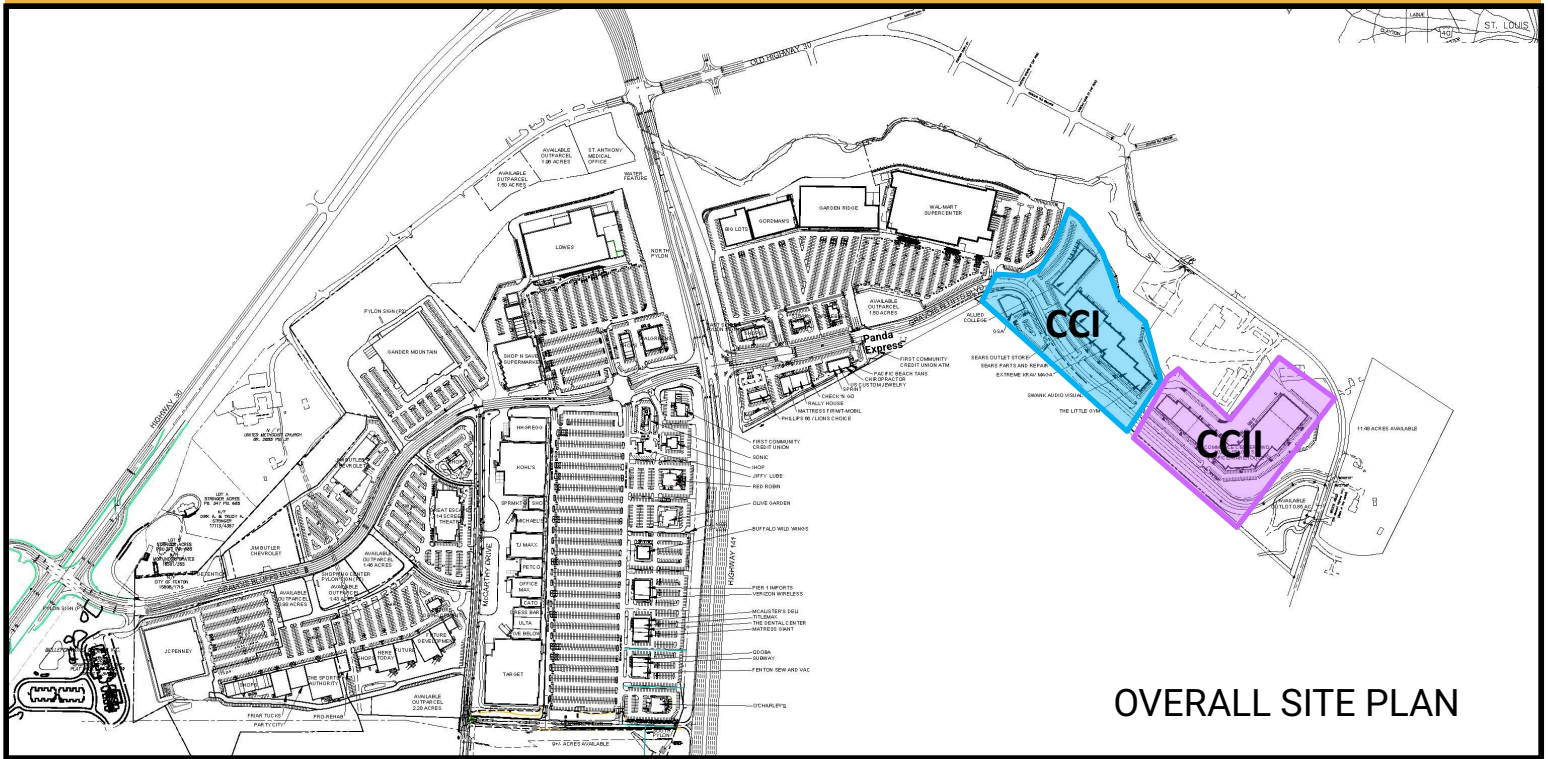
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GRAVOIS BLUFFS

COMMERCE CENTERS I & II



OVERALL SITE PLAN



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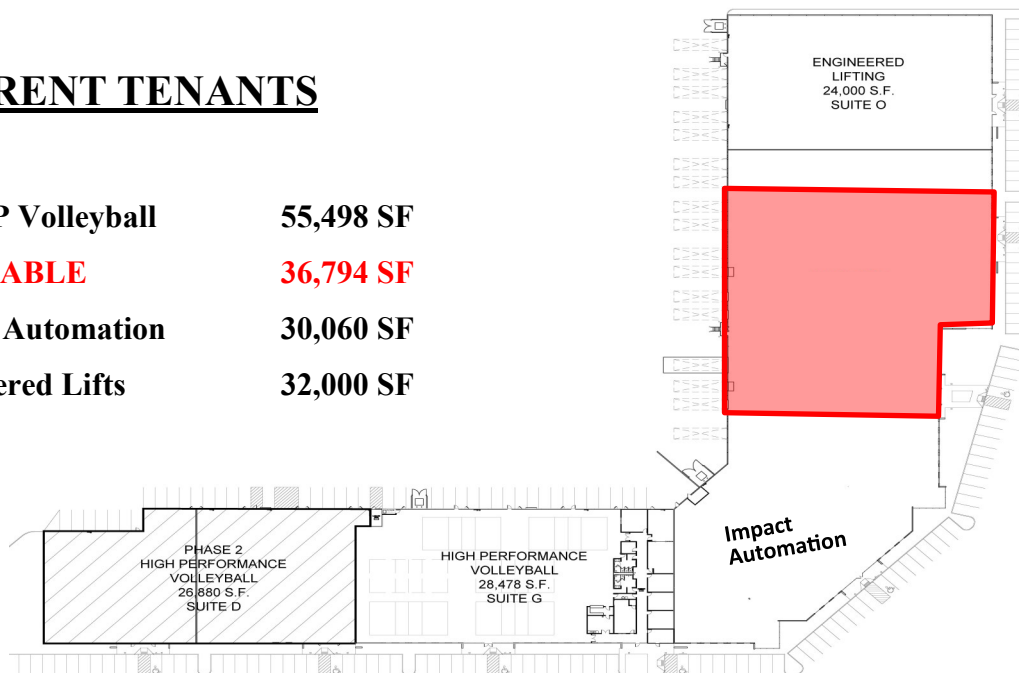
GRAVOIS BLUFFS

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:

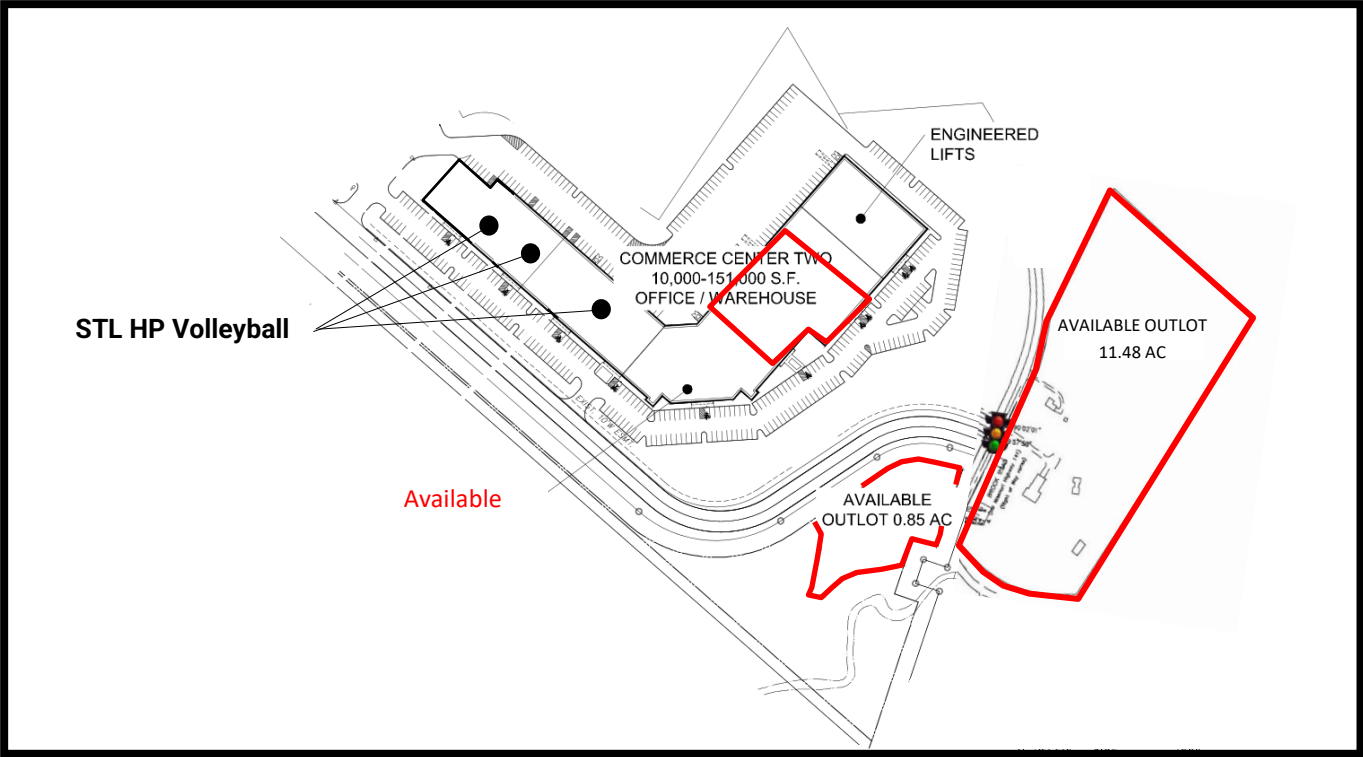
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GRAVOIS BLUFFS

East | Commerce Center II

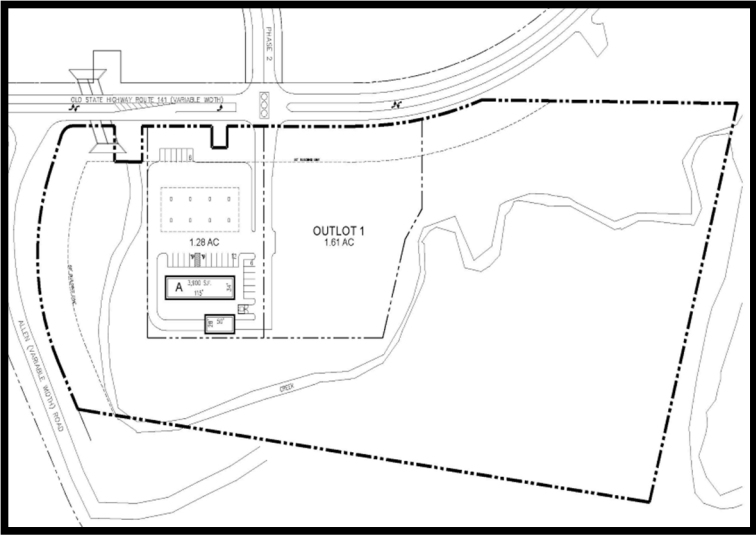


CURRENT TENANTS

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

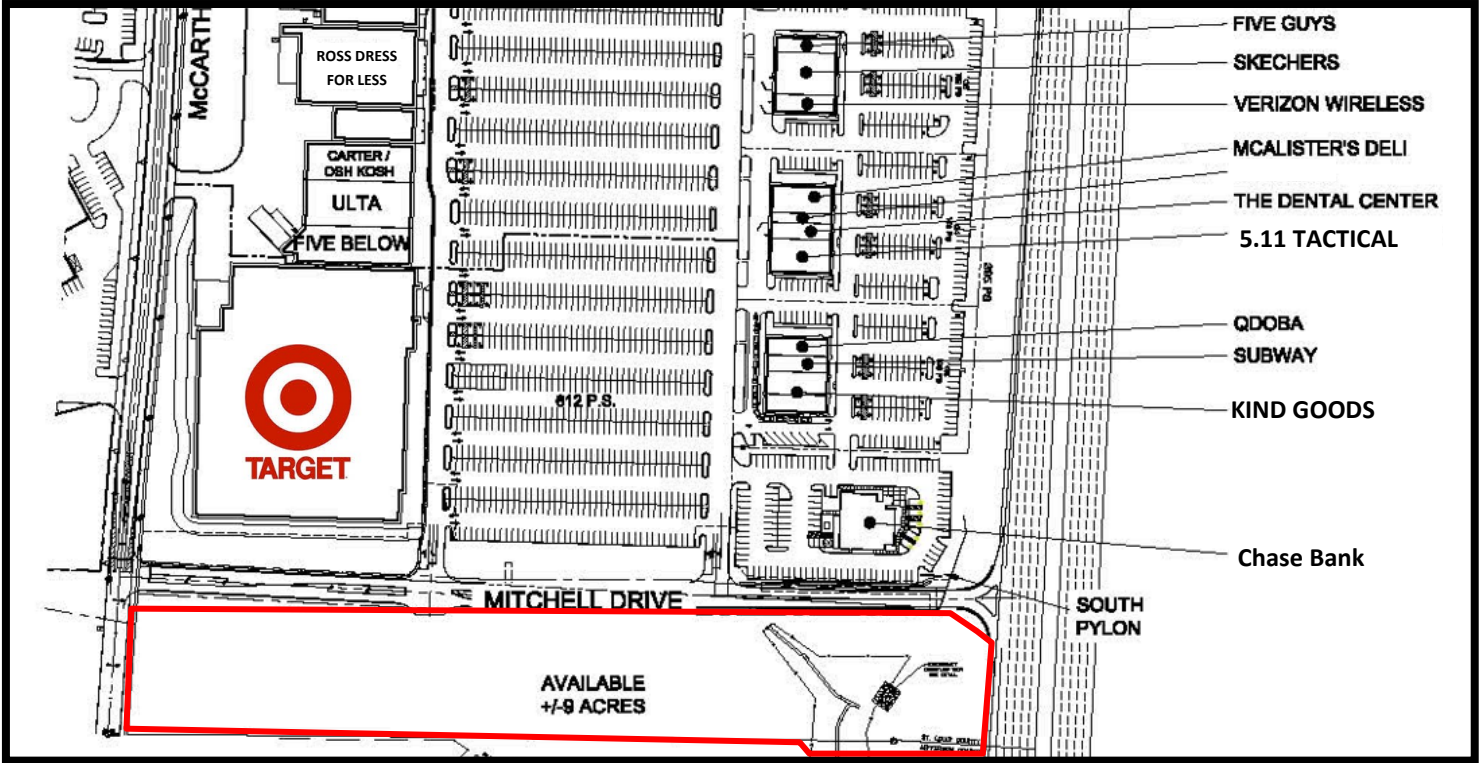
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GRAVOIS BLUFFS

WEST | 9 ACRES AVAILABLE



SURROUNDING TENANTS

Kohl's	86,584 SF	IHOP	1.13 acres	Verizon	3,100 SF
Famous Footwear	7,850 SF	Jiffy Lube	2,041 SF	McAlister's Deli	4,400 SF
Michael's	23,753 SF	Red Robin	5,781 SF	The Dental Center	4,100 SF
TJ Maxx	30,367 SF	Olive Garden	1.6 acres	Qdoba	3,000 SF
Petco	15,703 SF	Buffalo Wild Wings	6,500 SF	Subway	1,500 SF
Ross	23,500 SF	Five Guys	2,600 SF	Chase Bank	7,000 SF
Sonic	1,400 SF	Skechers	6,500 SF		



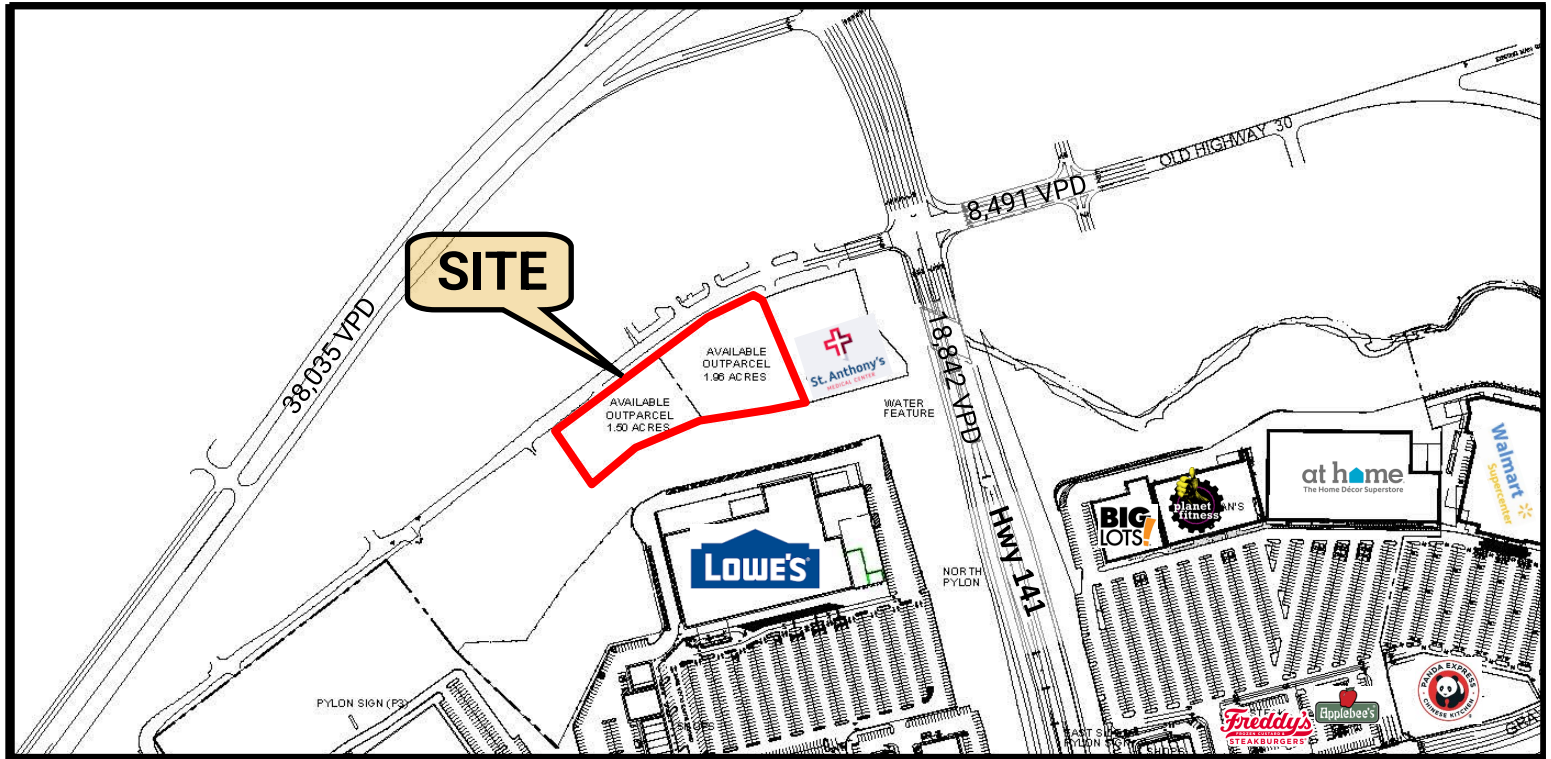
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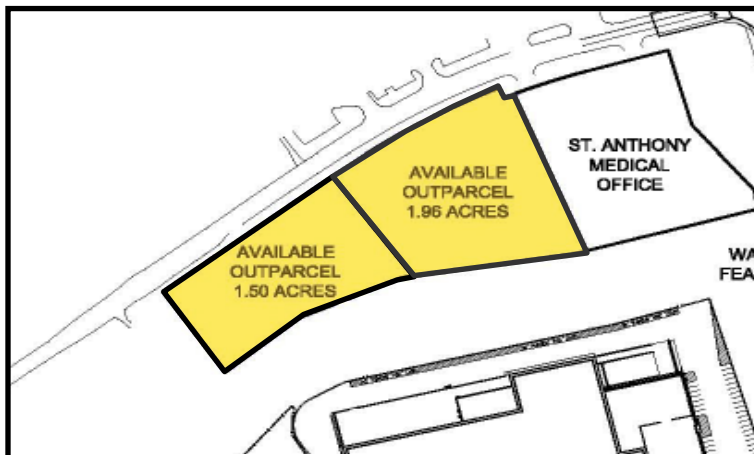
GRAVOIS BLUFFS

WEST | 3.46 ACRES AVAILABLE



SURROUNDING TENANTS

Lowe's	135,197 SF	Midnight Owl Vape	1,400 SF	Menchie's Yogurt	1,800 SF
Rent-A-Center	3,920 SF	Fashion Nails	1,400 SF	Papa John's	1,400 SF
Check Into Cash	1,143 SF	Chinese Restaurant	1,400 SF	WingStop	1,700 SF
Fenton Sew & Vac	7,953 SF	AVAILABLE	1,517 SF	Soup Dumpling	1,709 SF
Sherwin Williams	2,963 SF	Schnucks	63,933 SF	AVAILABLE	1,200 SF
				Game Stop	1,200 SF



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