



# GRAVOIS BLUFFS SHOPPING CENTER

## CONTACT INFORMATION:

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### **Dominic Barlow**

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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

|                       | 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        |

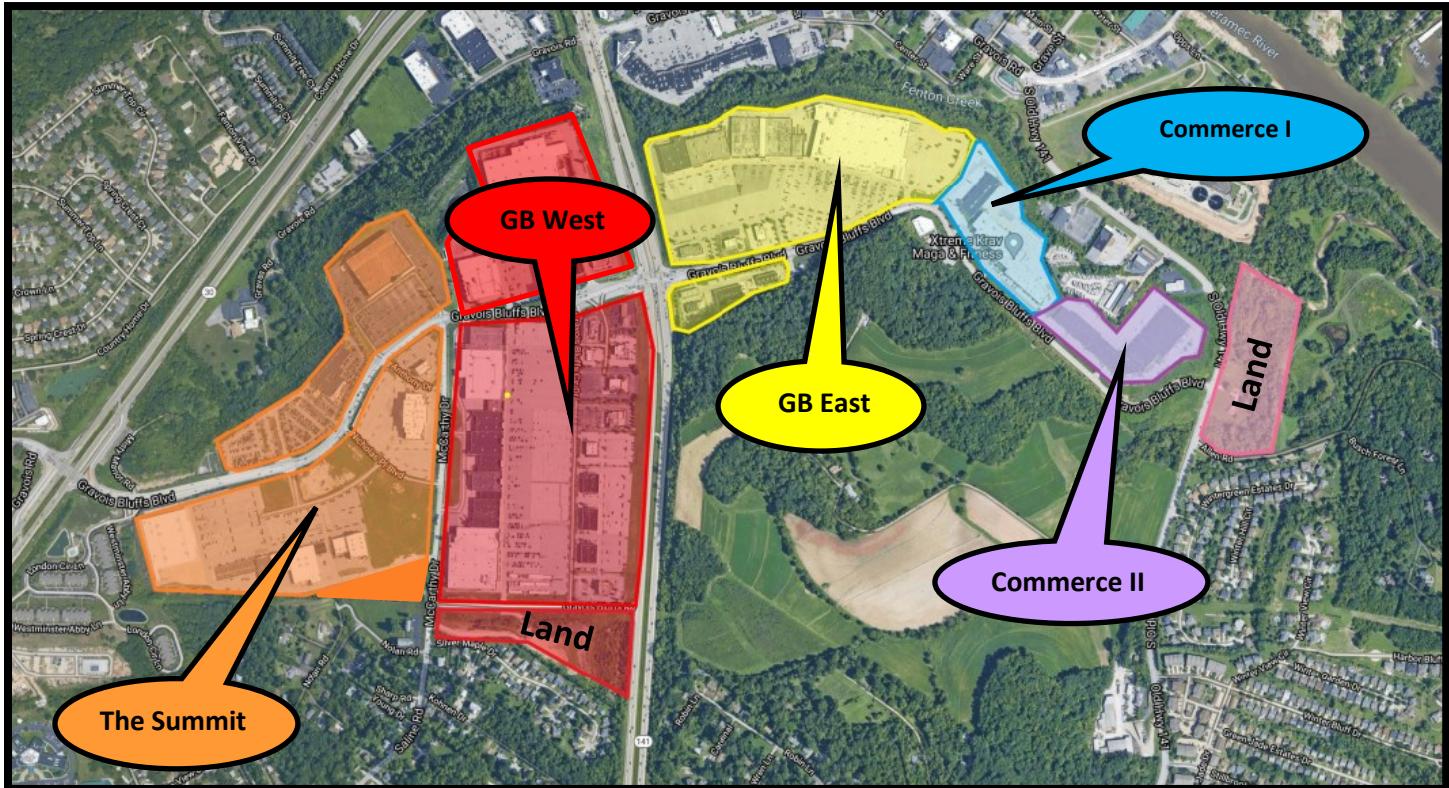
### [AVERAGE DAILY TRAFFIC]

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





# 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



For information, please contact:

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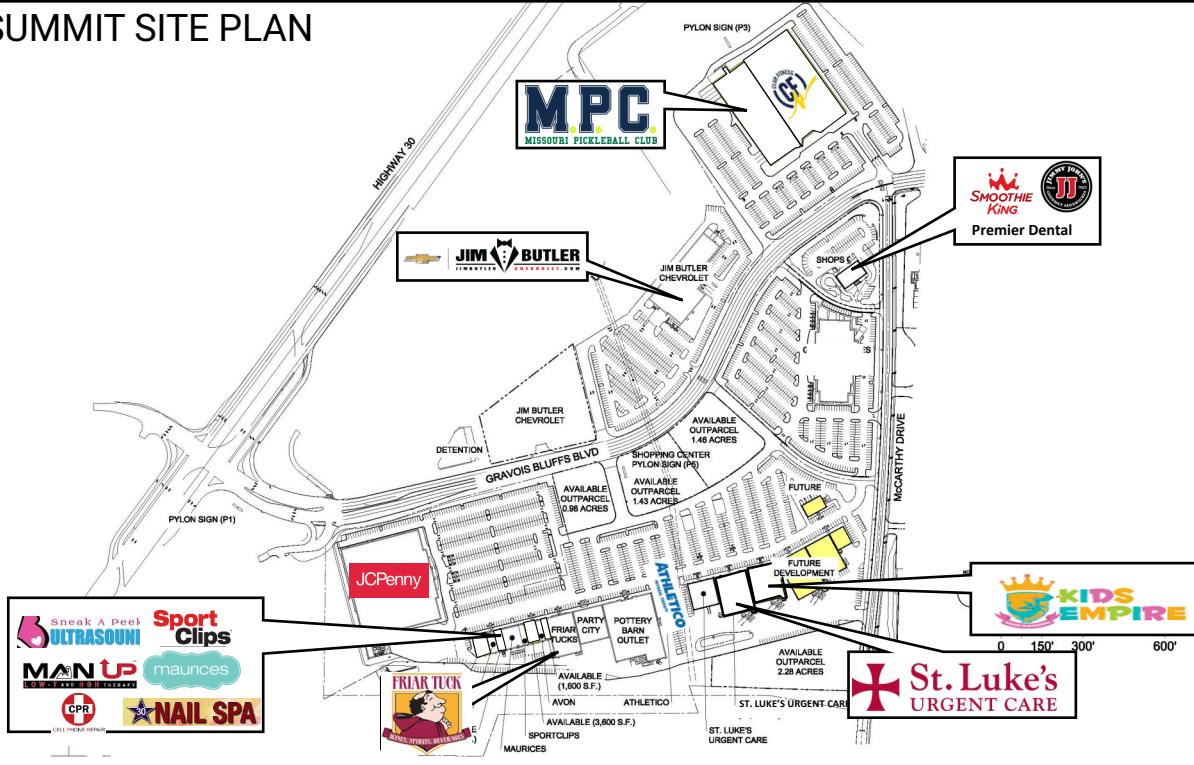
# GRAVOIS BLUFFS

## THE SUMMIT | SITE PLAN



FOR INFORMATION CONTACT:

### THE SUMMIT SITE PLAN



For information, please contact:

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# The Summit at GRAVOIS BLUFFS

## 794 Gravois Bluffs Blvd, Fenton, MO

End Cap—Can be Divided

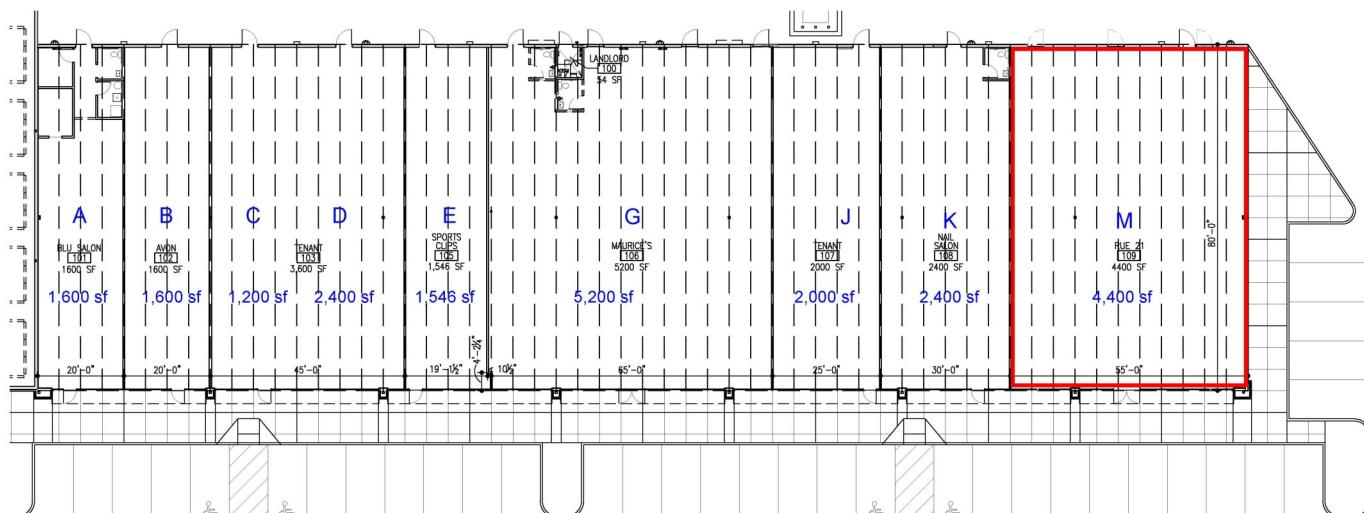


|                        |                  |
|------------------------|------------------|
| Kids Empire            | 19,062 SF        |
| St. Luke's Urgent Care | 10,000 SF        |
| Athletico              | 5,250 SF         |
| <b>AVAILABLE</b>       | <b>41,998 SF</b> |
| <b>AVAILABLE</b>       | <b>13,792 SF</b> |

## SURROUNDING TENANTS

|                         |          |
|-------------------------|----------|
| A. MD Night Owl Tobacco | 1,600 SF |
| B. Man up               | 1,600 SF |
| C. Sneak A Peak         | 1,200 SF |
| D. Mischel Chiropractor | 2,400 sf |

|                     |                 |
|---------------------|-----------------|
| E. Sports Clips     | 2,000 SF        |
| G. Maurice's        | 5,200 SF        |
| J. MO Gymnastics    | 2,000 SF        |
| K. Star 30 Nails    | 2,400 SF        |
| <b>M. AVAILABLE</b> | <b>4,400 SF</b> |



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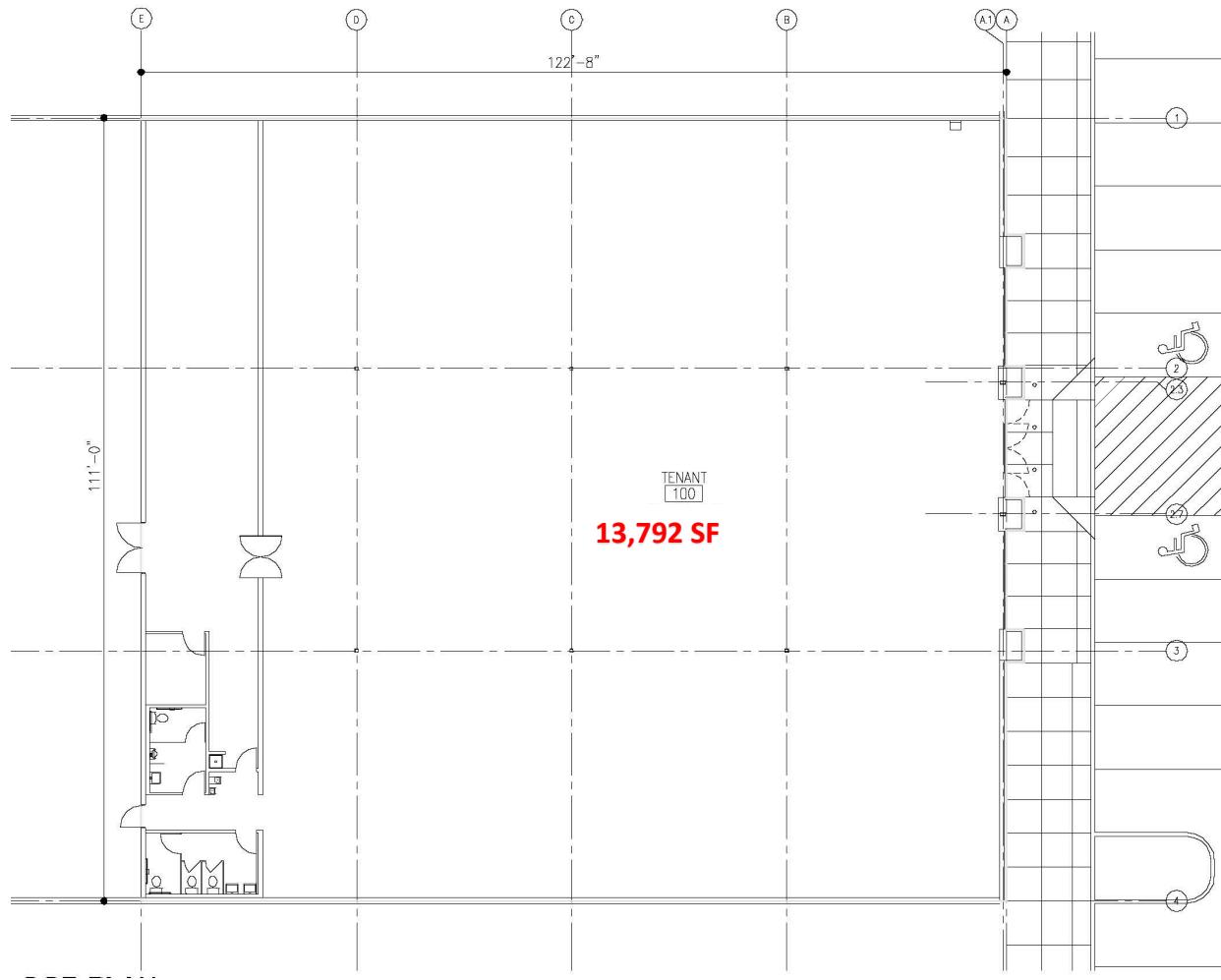
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790 Gravois Bluffs Blvd, Fenton, MO



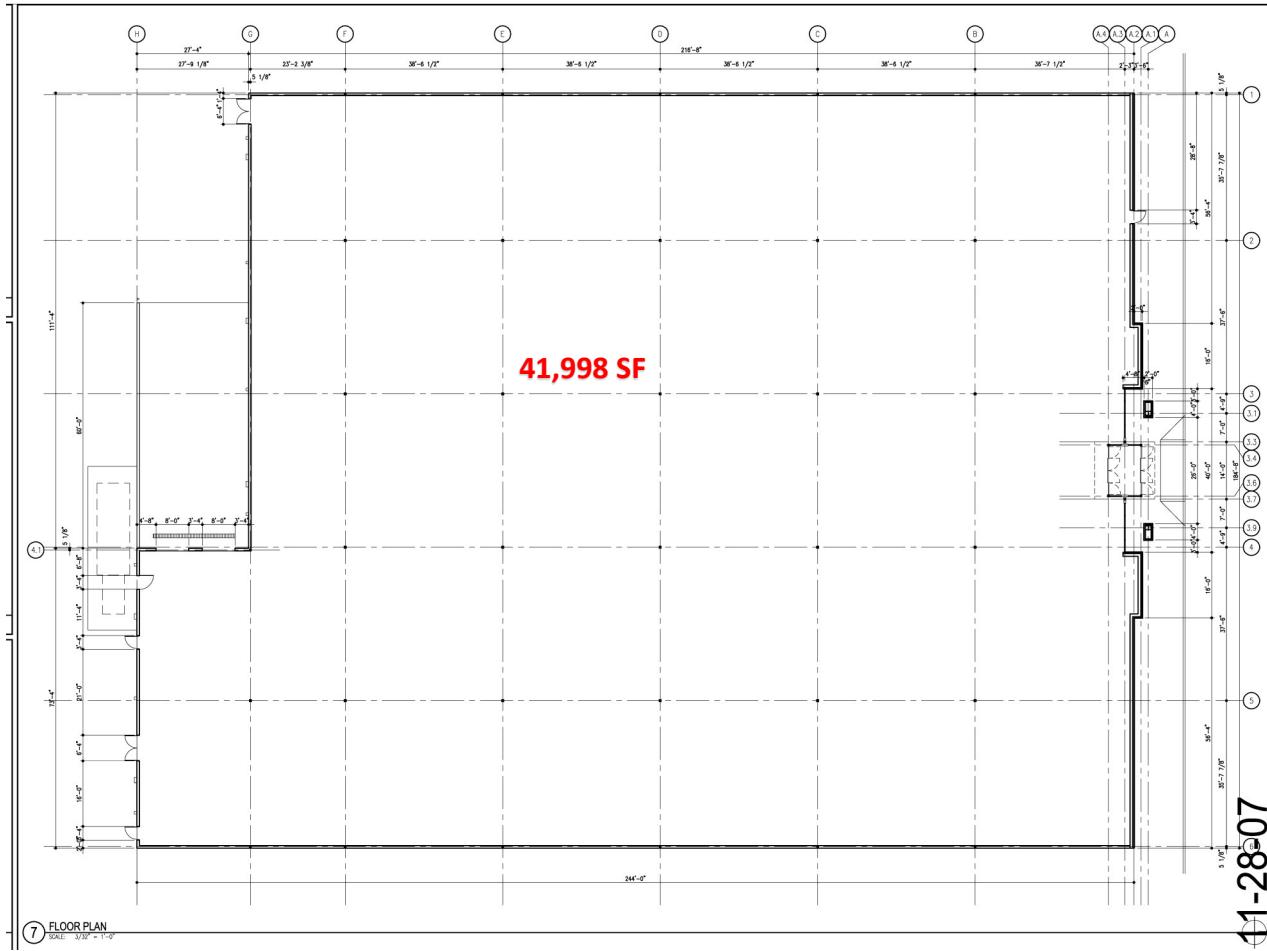
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