



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

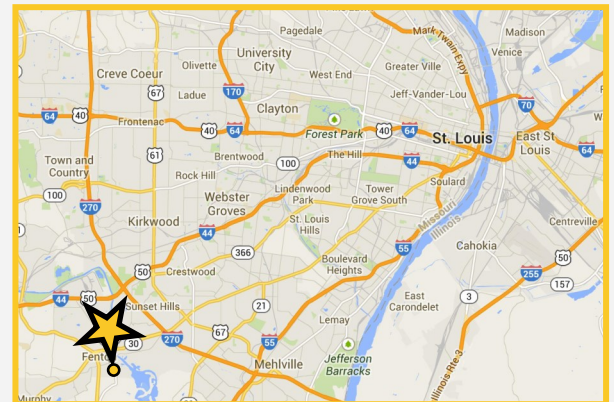
[DEMOGRAPHICS]

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

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]

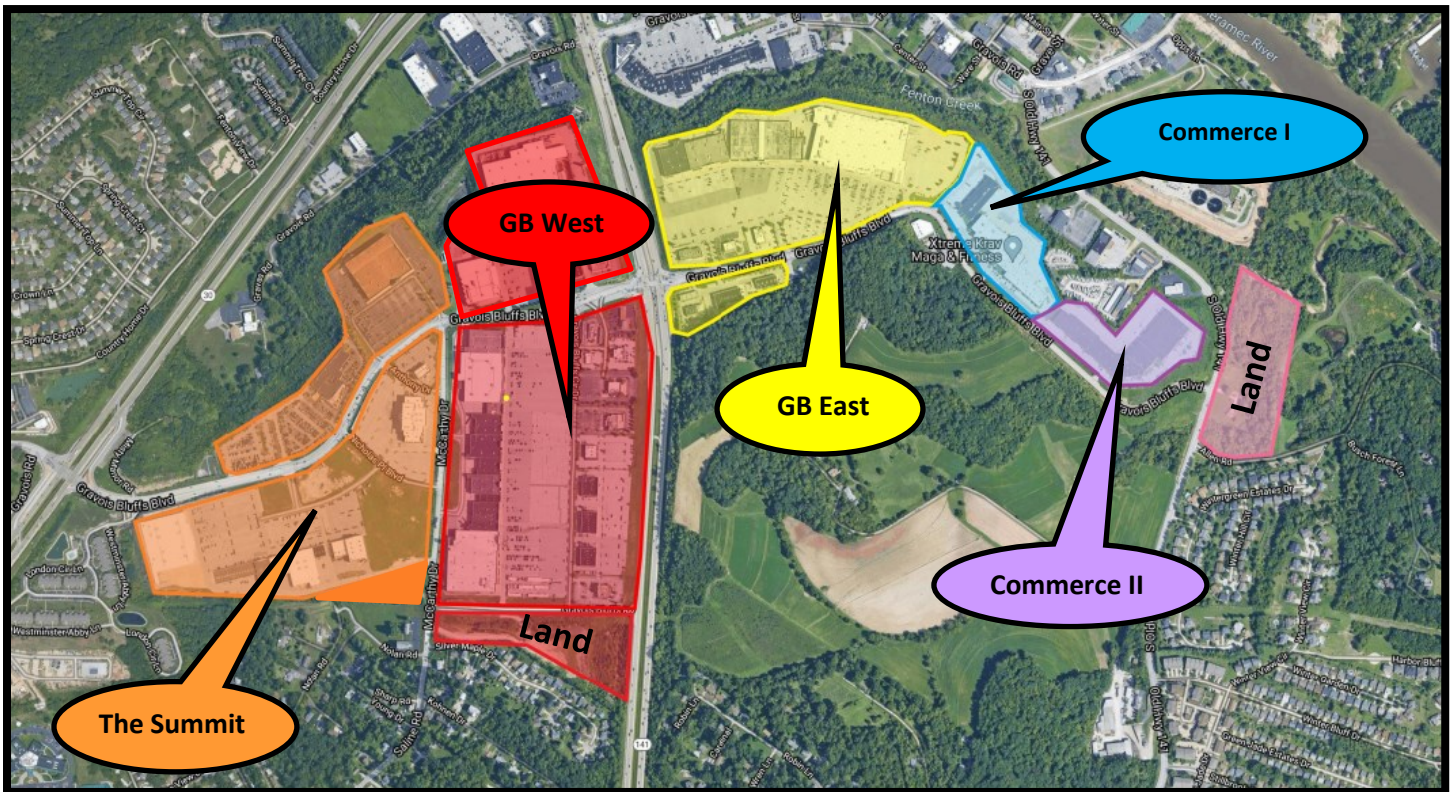
Highway 141	43,720 VPD
Highway 30	37,080 VPD



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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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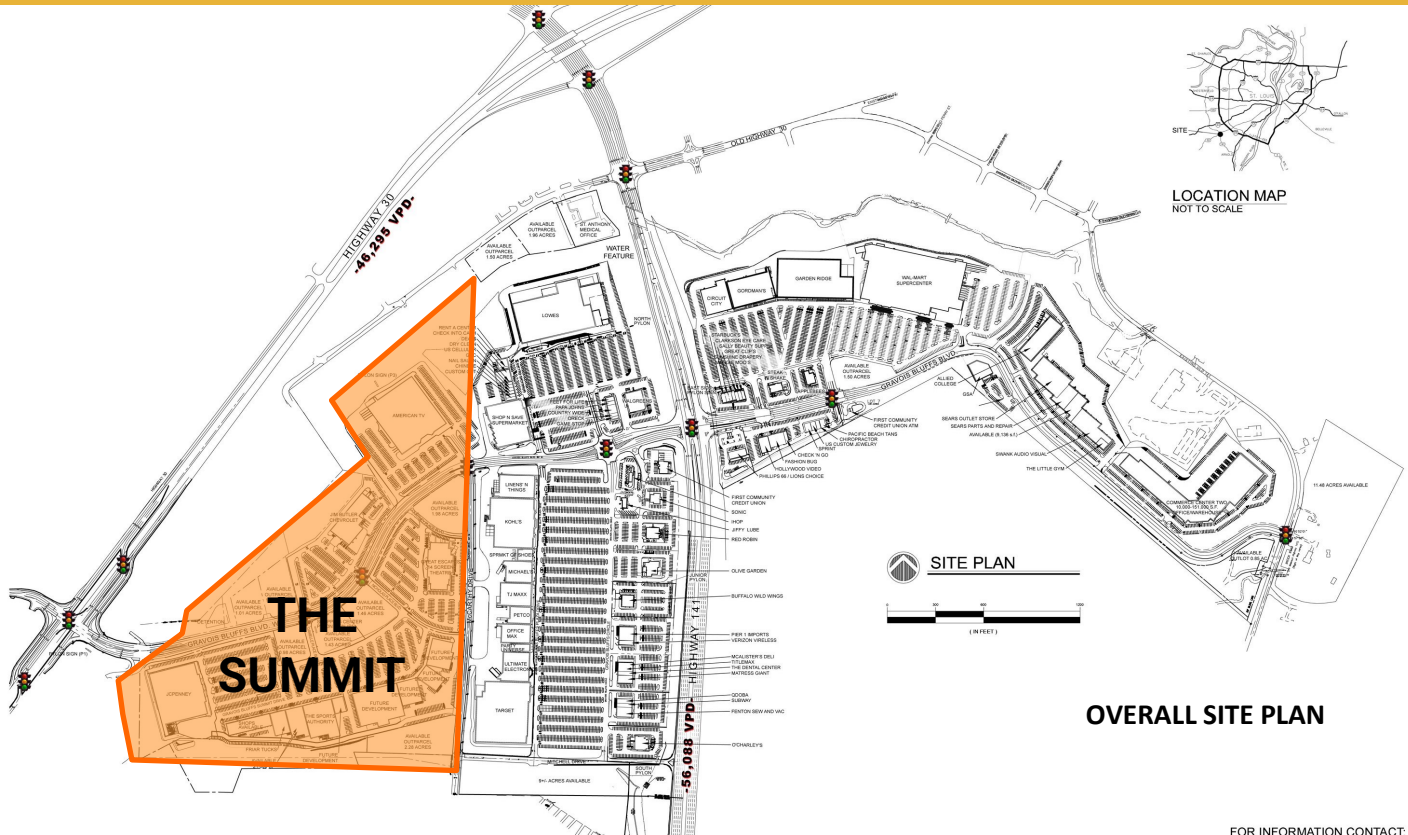
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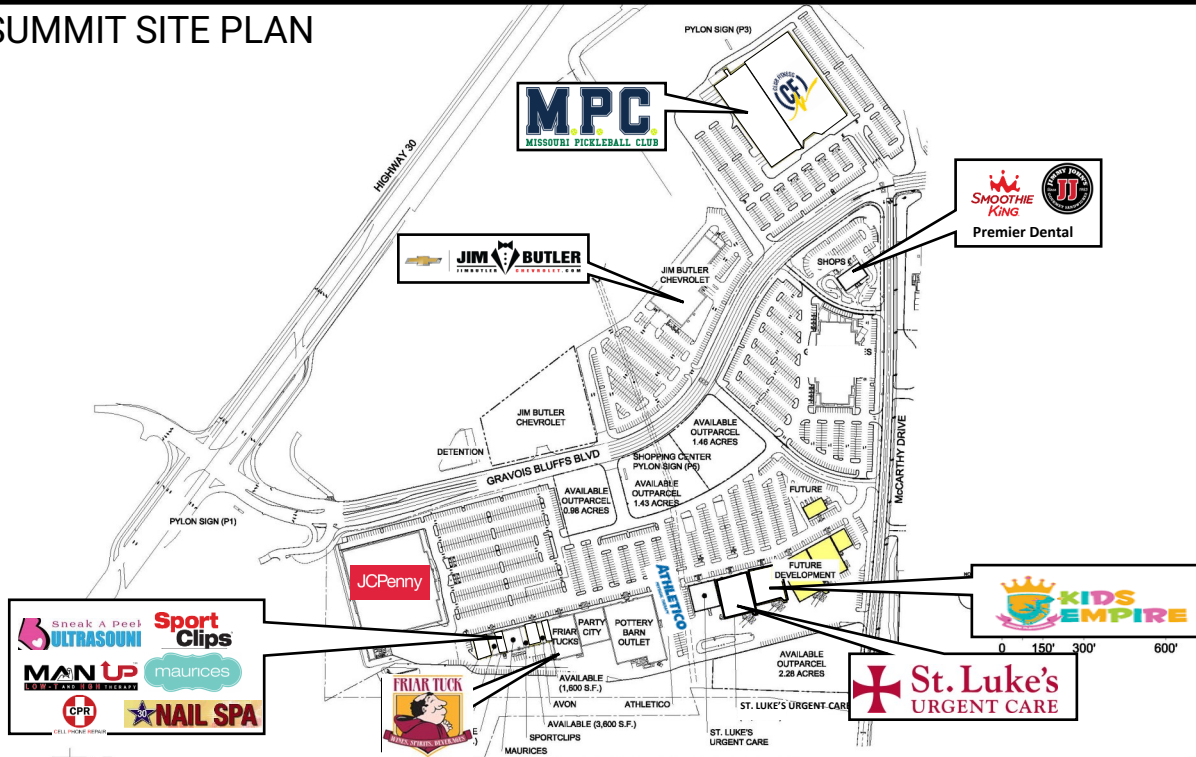
GRAVOIS BLUFFS

THE SUMMIT | SITE PLAN



OVERALL SITE PLAN

THE SUMMIT SITE PLAN



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The Summit at GRAVOIS BLUFFS

794 Gravois Bluffs Blvd, Fenton, MO

End Cap—Can be Divided

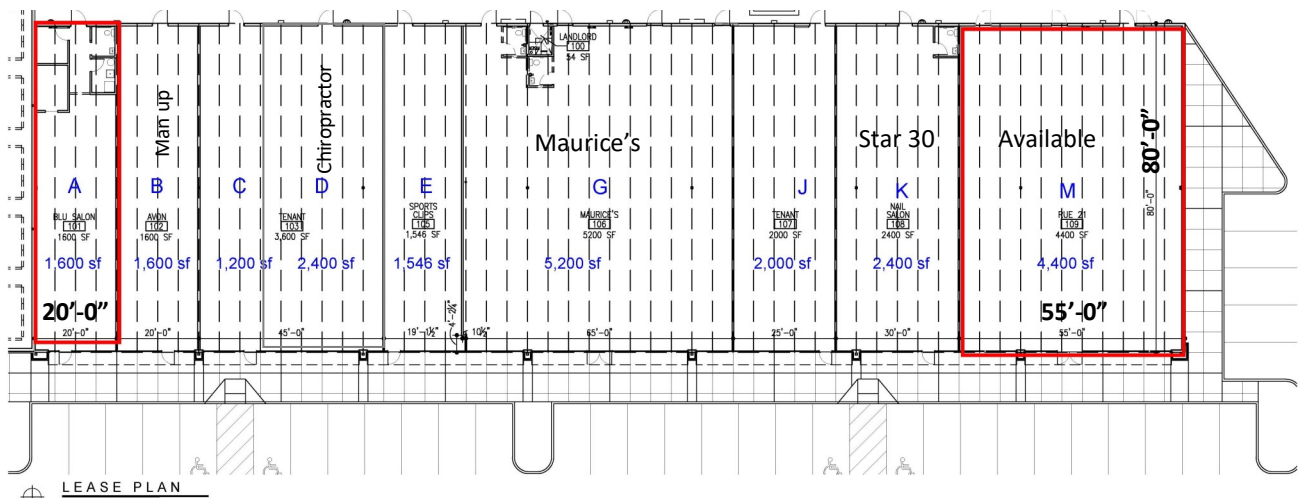


Kids Empire	19,062 SF
St. Luke's Urgent Care	10,000 SF
Athletico	5,250 SF
AVAILABLE	41,998 SF
AVAILABLE	13,792 SF
Friar Tucks	15,000 SF

SURROUNDING TENANTS

A. AVAILABLE	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
M. AVAILABLE	4,400 SF



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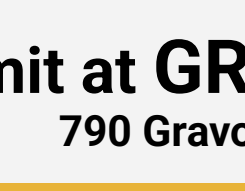
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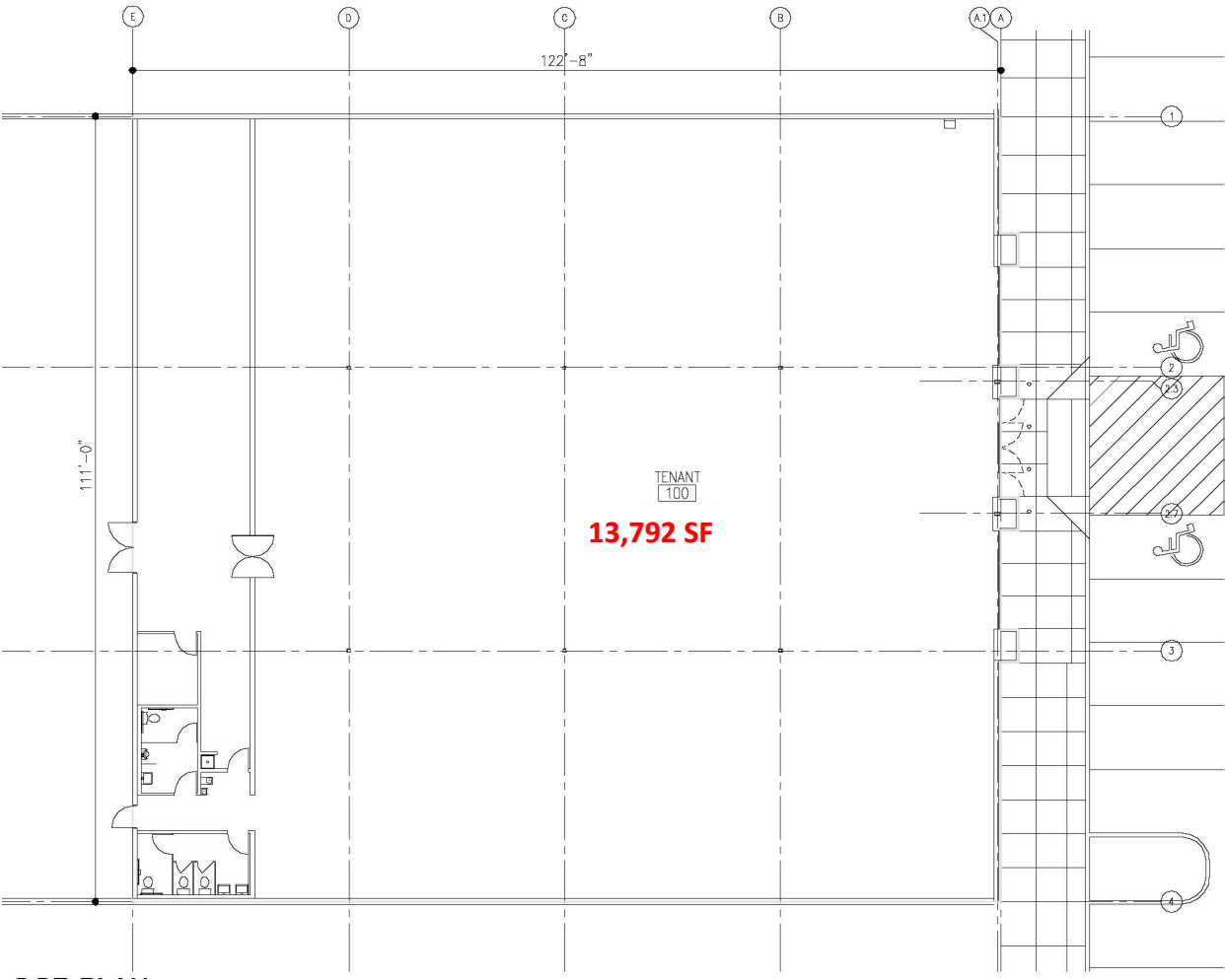
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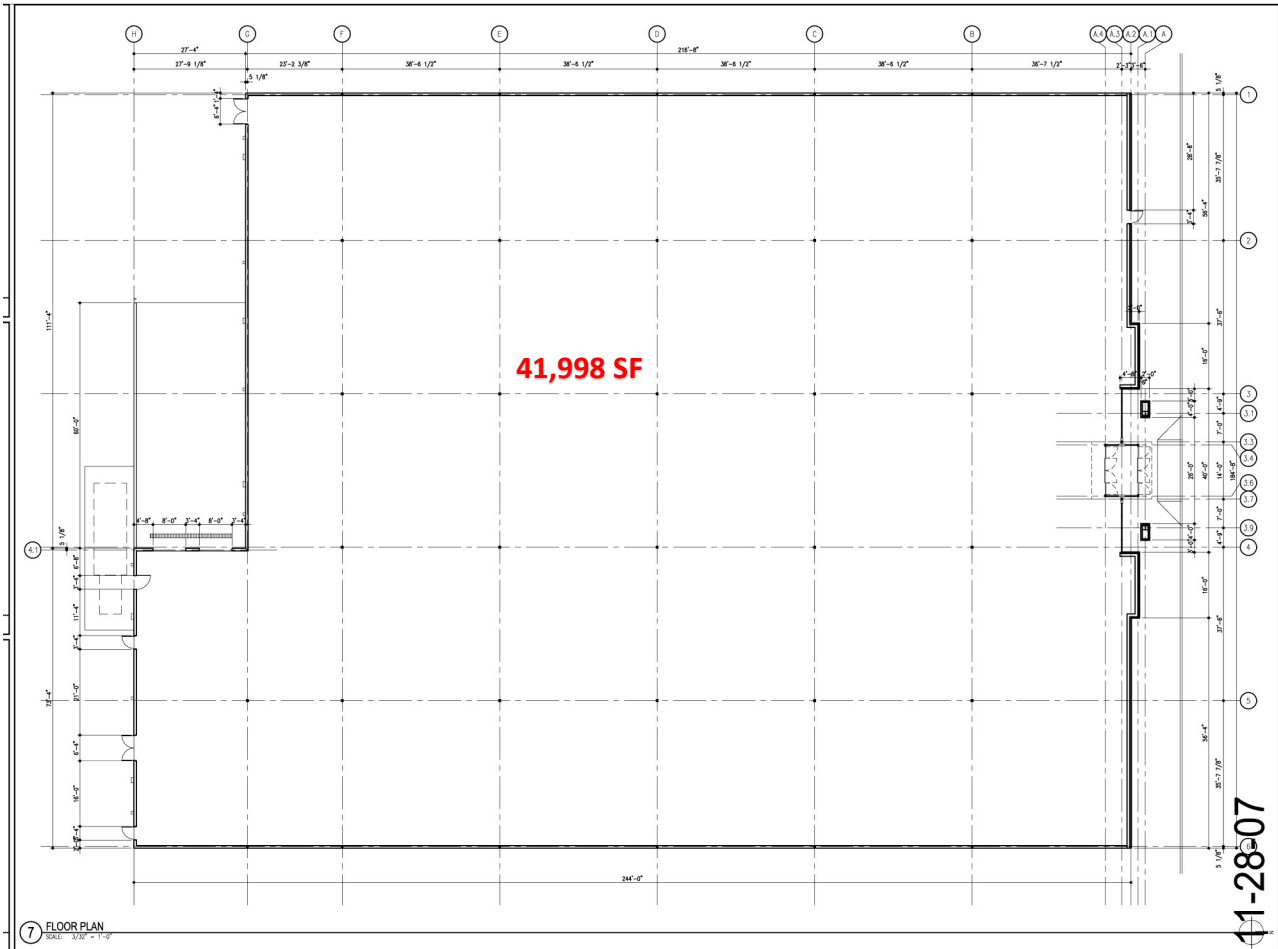
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