

[COMMERCE CENTER I]

Gravois Bluffs | Fenton, Missouri

BUILDING A—31,280 SF



Contact Information:
Briana Haney
 636.357.0601 — Briana@gjgrewe.com
Angie Baer
 314.540.2228 — Abaer@gjgrewe.com

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Fantastic opportunity for a call center, office or school coming available in the much sought after business park of Gravois Bluffs in Fenton, Missouri. It is an easy commute destination with access to both the south and west metro employee bases along with public transportation to the site from Metro Route 210. Surrounding amenities include restaurants, day cares, banks, gas, pharmacy, grocery, and medical.

- NNN charges estimated to be \$4.21 PSF
- Parking ratio is 8/1000
- Current tenants in the area include:



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

[DEMOGRAPHICS]

1-Mile Radius | 3-Mile Radius | 5-Mile Radius

Med. Household Income	\$70,956	\$70,822	\$72,536
Total Population	40,915	120,428	275,404
Daytime Employment	43,796	85,604	149,104

[AVERAGE DAILY TRAFFIC]

Highway 141	54,011
Highway 30	36,918

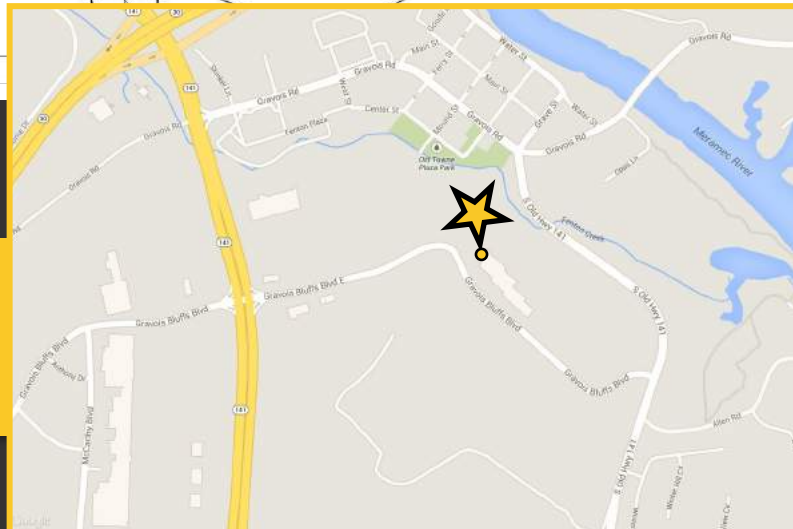
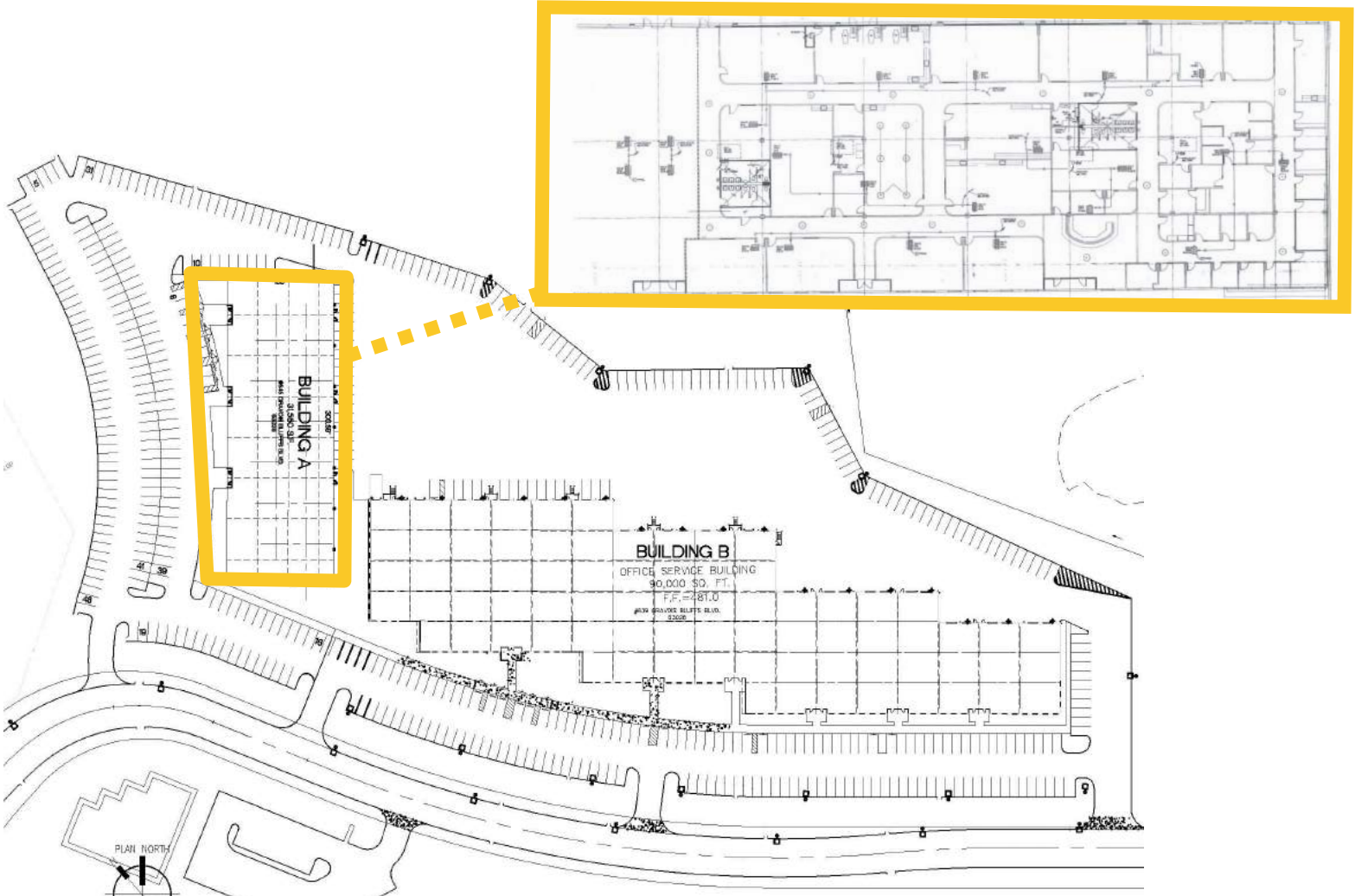


GOOD NEWS FOR PEOPLE ON THE GROW.



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