

# [ NEW SUGAR CREEK ]

## Fenton, Missouri



**Contact Information:**  
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### NEW SUGAR CREEK PLAZA

New Sugar Creek is a shopping center at the intersection of Highway 30 and New Sugar Creek Road with tremendous exposure to over 51,000 vehicles on a daily basis. Together, New Sugar Creek Road and Highway 30 act as arteries for many residents to gain access to Highways 141, 270 and 44. Many residents of High Ridge, House Springs and Cedar Hill pass this shopping center on a daily basis.



- Current tenants in the area include:



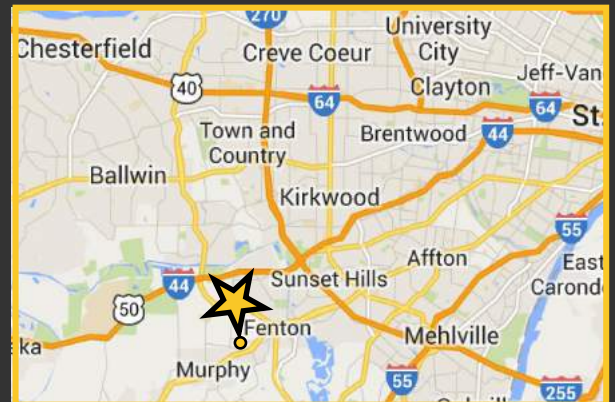
### Intersection of Highway 30 & New Sugar Creek Rd. Fenton, MO

#### [DEMOGRAPHICS]

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Med. Household Income	\$61,102	\$81,524	\$77,725
Total Population	5,712	50,118	83,914
Daytime Employment	2,240	16,175	52,204

#### [AVERAGE DAILY TRAFFIC]

Highway 30	38,568 VPD
New Sugar Creek Rd.	13,000 VPD



**GOOD NEWS FOR PEOPLE ON THE GROW.**

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**GREWE**  
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DEVELOPMENT, LLC

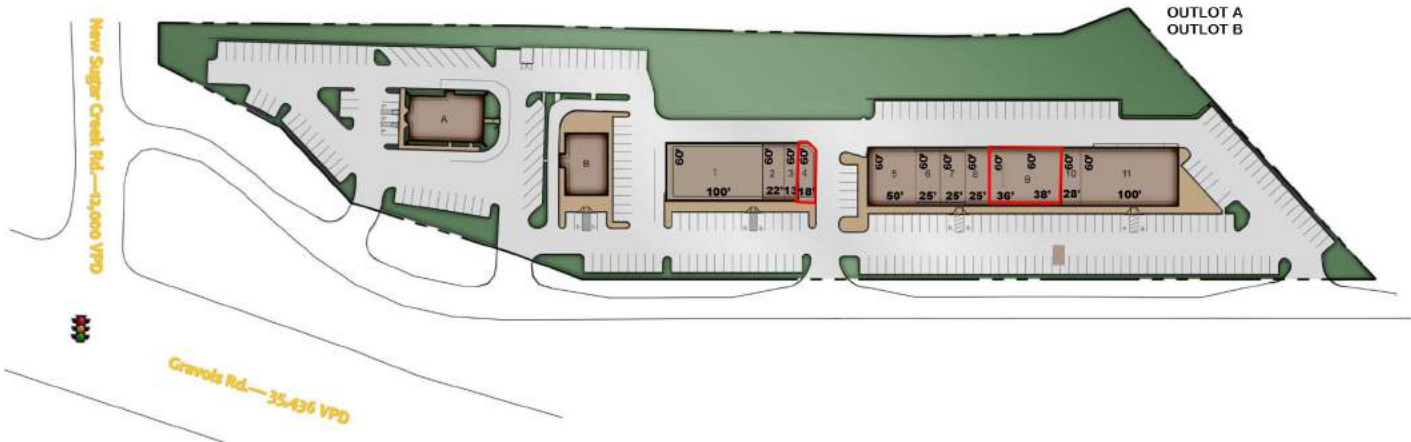
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### RETAIL SPACE

- |      |                           |            |
|------|---------------------------|------------|
| 1-2. | FIT GYM                   | 7,345 S.F. |
| 3.   | GOLDEN BOWL & CHOPSTICKS  | 825 S.F.   |
| 4.   | AVAILABLE                 | 1,098 S.F. |
| 5.   | POINT B DENTAL            | 3,000 S.F. |
| 6.   | LITTLE CAESARS PIZZA      | 1,500 S.F. |
| 7.   | AMERICAN FAMILY INSURANCE | 1,500 S.F. |
| 8.   | ACE CASH EXPRESS          | 1,500 S.F. |
| 9.   | AVAILABLE                 | 4,500 S.F. |
| 10.  | NAIL PRO                  | 1,200 S.F. |
| 11.  | QUE PASA                  | 6,000 S.F. |

- |          |             |
|----------|-------------|
| OUTLOT A | STEAK 'N SI |
| OUTLOT B | ARBY'S      |



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