



[COMMERCE CENTER I]

Gravois Bluffs | Fenton, Missouri

BUILDING B—22,851 SF



Contact Information:
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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 \$3.11 PSF
- 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	\$75,465	\$80,919	\$80,043
Total Population	5,076	41,640	125,737
Daytime Employment	5,762	42,826	87,239

[AVERAGE DAILY TRAFFIC]

Highway 141	54,011
Highway 30	36,918



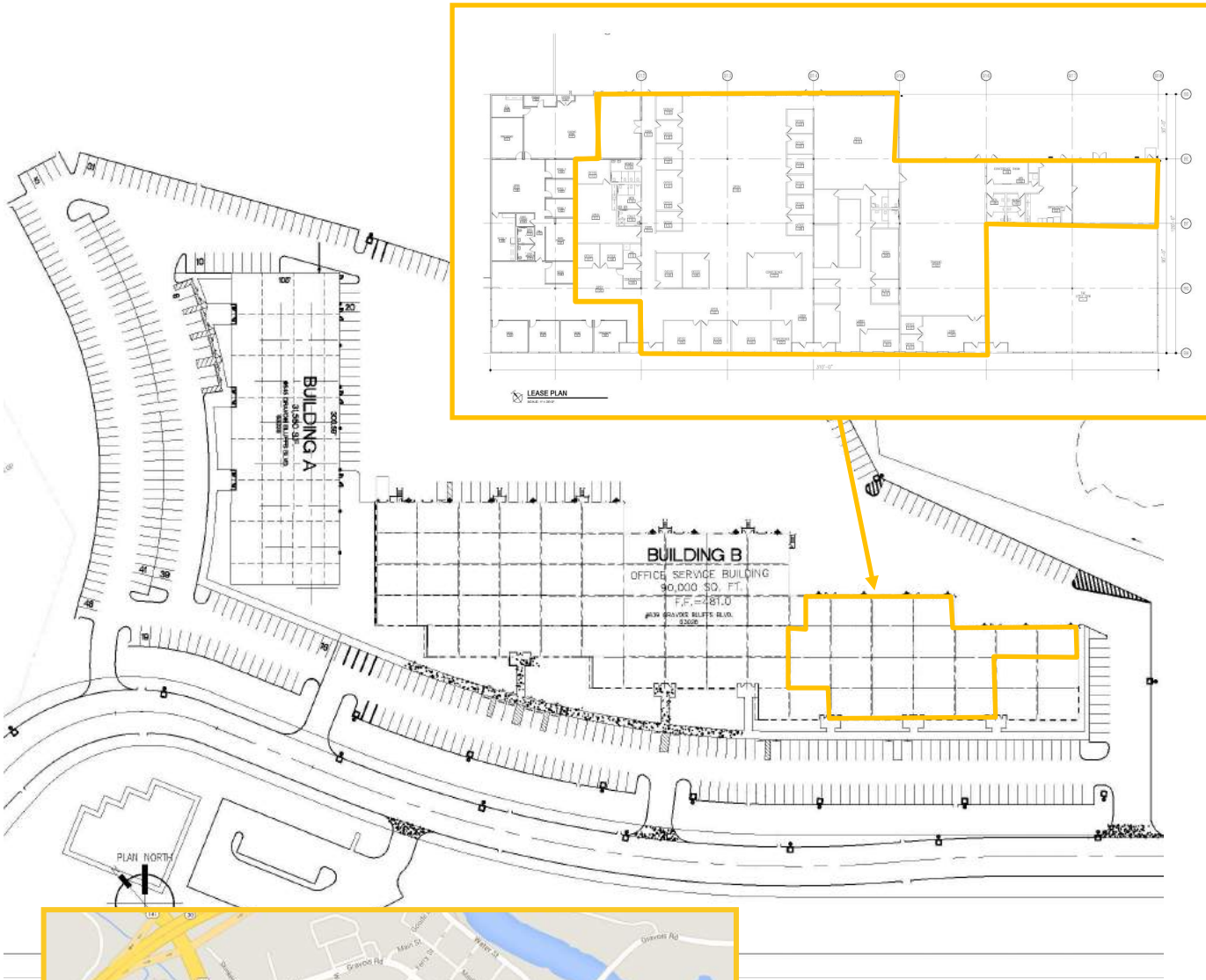
GOOD NEWS FOR PEOPLE ON THE GROW.



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G.J. Grewe Brokerage & Development LLC 9109 Watson Rd., 4th Floor, St. Louis, MO 63126

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LEASE PLAN
SCALE: 1" = 20'-0"



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