

# THE SUMMIT AT GRAVOIS BLUFFS

## Fenton, Missouri | Gravois Bluffs



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### THE SUMMIT AT GRAVOIS BLUFFS

#### \*Outlot Opportunities

Located in one of only two power centers in the St. Louis metropolitan area, The Summit at 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 46% population increase from 1990 to 2000.

- Current tenants in the area include:



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

#### [DEMOGRAPHICS]

3-Mile Radius | 5-Mile Radius | 7-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 VPD
Highway 30	36,918 VPD



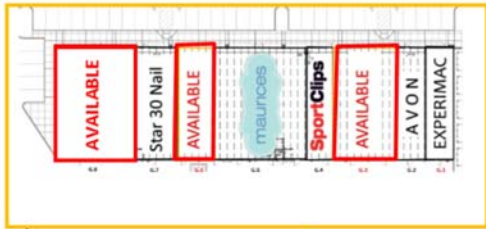
**GOOD NEWS FOR PEOPLE ON THE GROW.**

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

www.gjgrewe.com

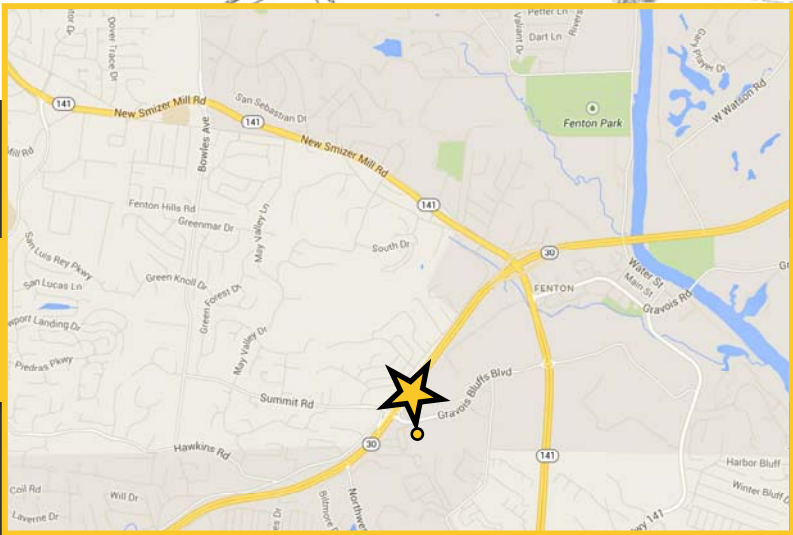
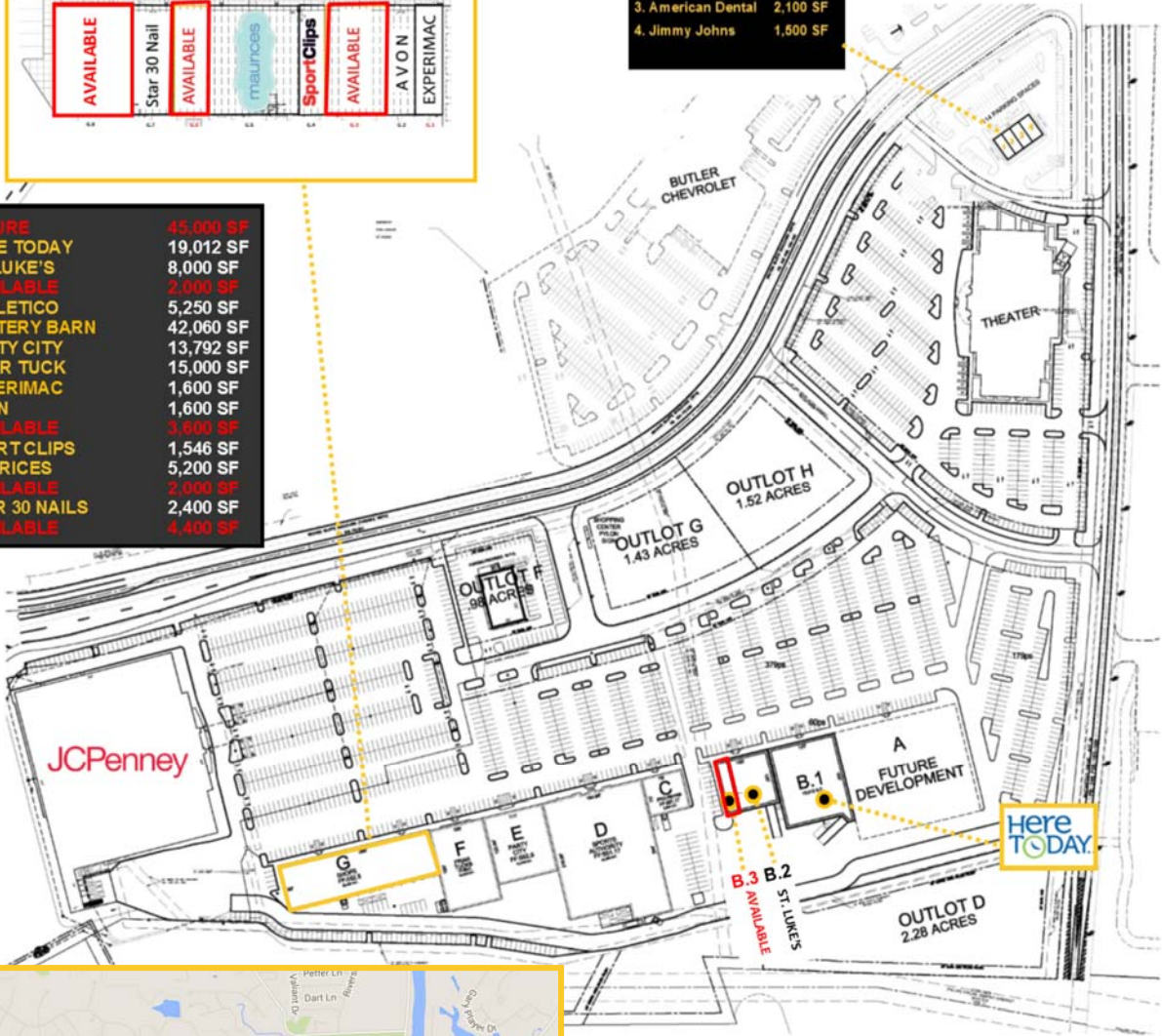
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## Fenton, Missouri | Gravois Bluffs



- 1. Smothie King 1,200 SF
- 2. LifeXist 1,200 SF
- 3. American Dental 2,100 SF
- 4. Jimmy Johns 1,500 SF

A	FUTURE	45,000 SF
B.1	HERE TODAY	19,012 SF
B.2	ST. LUKE'S	8,000 SF
B.3	AVAILABLE	2,000 SF
C	ATHLETICO	5,250 SF
D	POTTERY BARN	42,060 SF
E	PARTY CITY	13,792 SF
F	FRIAR TUCK	15,000 SF
G.1	EXPERIMAC	1,600 SF
G.2	AVON	1,600 SF
G.3	AVAILABLE	3,600 SF
G.4	SPORT CLIPS	1,546 SF
G.5	MAURICES	5,200 SF
G.6	AVAILABLE	2,000 SF
G.7	STAR 30 NAILS	2,400 SF
G.8	AVAILABLE	4,400 SF



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