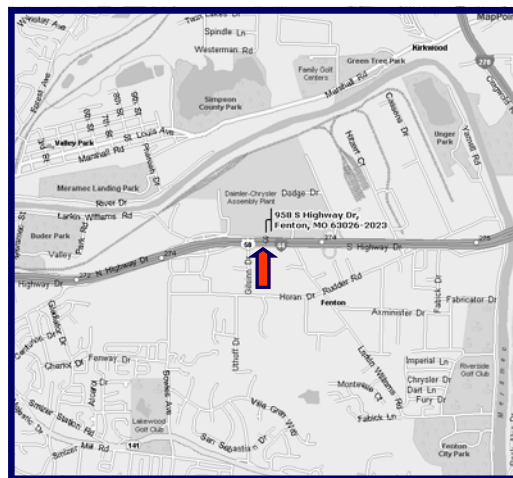


# 958 S. HIGHWAY DRIVE Fenton, MO 63026

**OFFICE/RETAIL SPACE  
\$16.00/SF NNN**



- +/- 19,600 SF retail/office space
- Excellent visibility from I-44
- 8 to 1 parking ratio
- Outstanding building signage
- Easy access to I-44 and I-270
- 122,179 vehicles per day (I-44)



### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,454	47,966	146,404
Household Income (Avg)	\$96,967	\$98,888	\$96,463

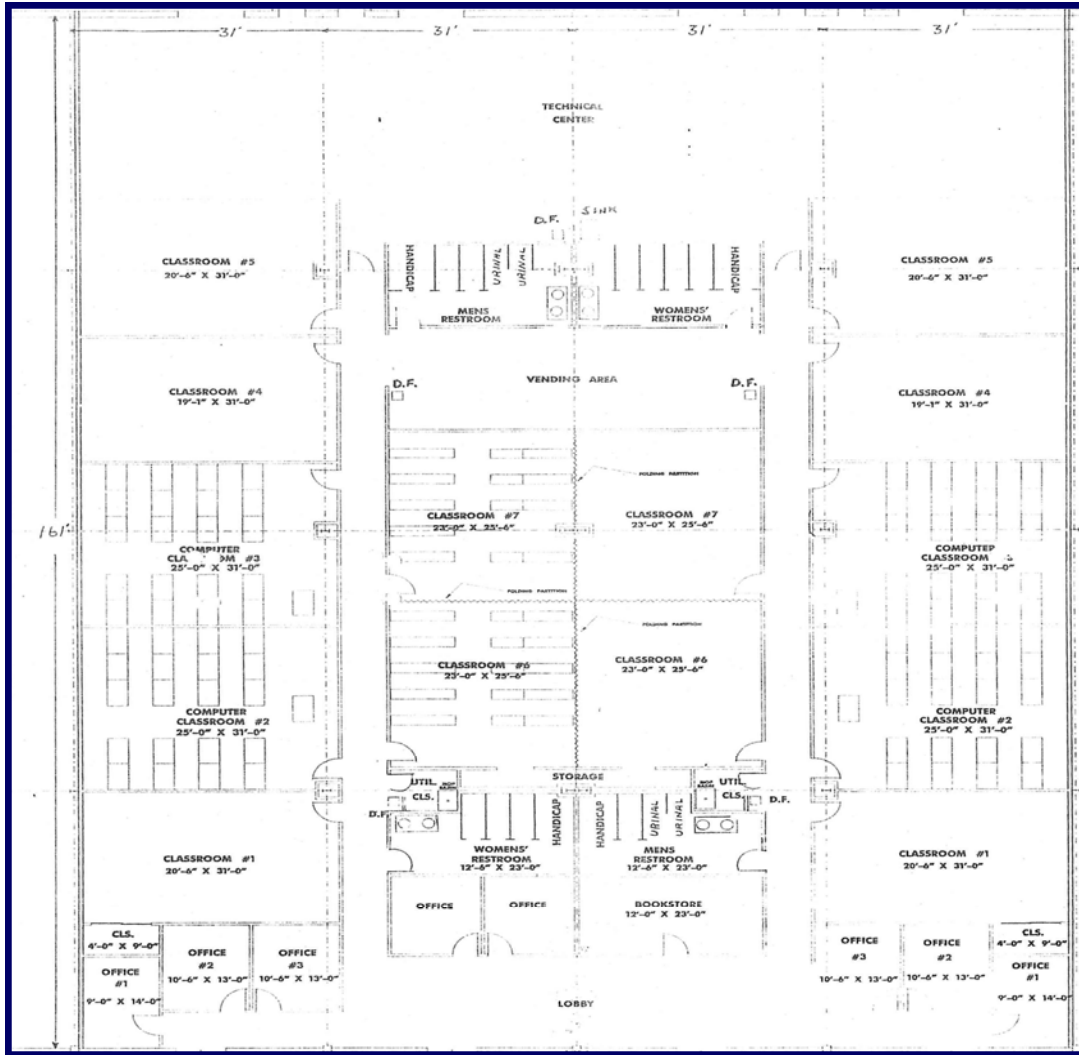
**Traffic Counts 122,179 ADT  
@I-44 (MODOT)**

For more information please contact  
**ERIC PULLEY**  
314.652.7000 x 108  
314.249.5559 cell



1000 Macklind Avenue,  
St. Louis, MO 63110

# 958 S. HIGHWAY DRIVE Fenton, MO 63026



**KAPLAN**  
REAL ESTATE CO. INC.

For more information please contact  
ERIC PULLEY  
314.652.7000 x 108  
314.249.5559 cell