

I-44 Retail Showroom

S. Highway Drive, Fenton, MO
(Bowles Ave. exit of I-44)

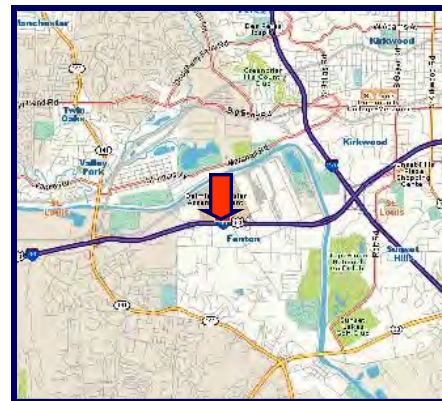


JOIN:

- **LUMBER LIQUIDATORS** one of the largest national flooring retailers in America! Lumber Liquidators draws a huge number of customers to the center through their value pricing, internet national and local advertising!
- **ST. LOUIS POWERSPORTS** a multi branded motorcycle, ATV and personal watercraft dealer
- **Hotshots Sports Bar & Grill** (highest volume location) Quiznos, Grainger Supply Co. , Jack in the Box, Maryville University and **MORE!!!**

- ◆ 1,200 to 7,000 SF retail/office available
- ◆ 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)
- ◆ Less than one mile from new SSM St. Clare Hospital (175 beds, 800 employees)
- ◆ **Join Midwest Institute school — newly signed 18,000 +/- sf tenant!**

OFFICE/RETAIL SPACE
Call for pricing



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)



1000 Macklind Avenue,
St. Louis, MO 63110

For more information please contact
DAVID WRIGHT
314.652.7000 x 109
314.422.1689 cell

I-44 RETAIL SHOWROOM, FENTON, MO

AVAILABLE SPACES:

- A** 1,200 S.F. (contiguous to space A above)
- B** 1,600 S.F. (contiguous to space B above)

Possible 7,000 +/- sf build to suit in highlighted future expansion area

SITE PLAN—NOT TO SCALE

