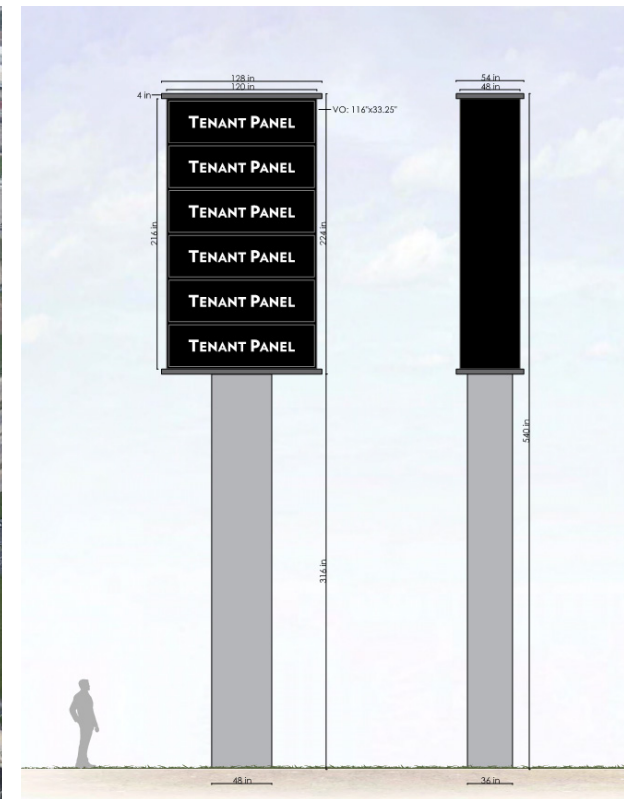




Inline Retail & Outlots Available



2022 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

819 | 51,221 | 155,957



Daytime Population

12,400 | 52,798 | 152,479



Median Household Income

\$109,657 | \$93,520 | \$94,547

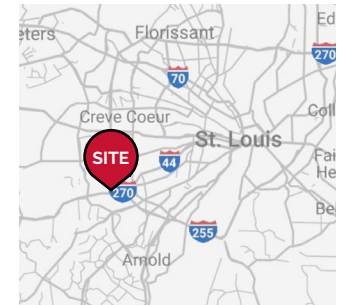
FENTON LANDINGS

Fenton, Missouri 63026

1,379 - 12,733 SF Inline | 0.5 - 2.02-Acre Outlots

For Lease or Build-to-Suit

Call for Details



PROPERTY DETAILS

Adjacent to the new Wally's, the #1 visited convenience store in the country according to Placer.ai (137,000+/month)

Great visibility & signage opportunity to I-44

Regional draw

I-44 - 96,516 VPD

John Shuff

314.785.7630 | jshuff@paceproperties.com

Kate Grewe

314.785.7662 | kgrewe@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

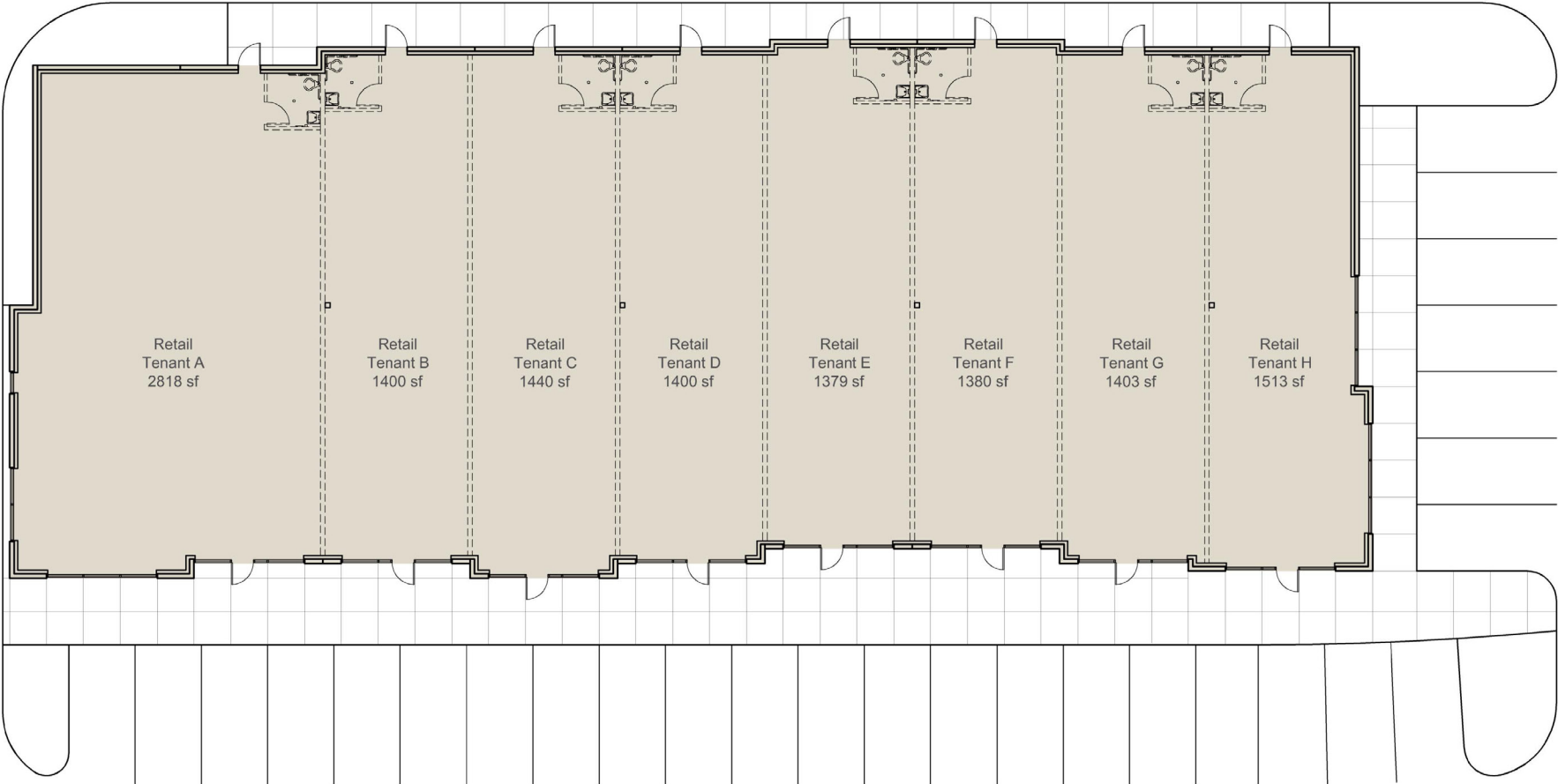
Trade Area Aerial



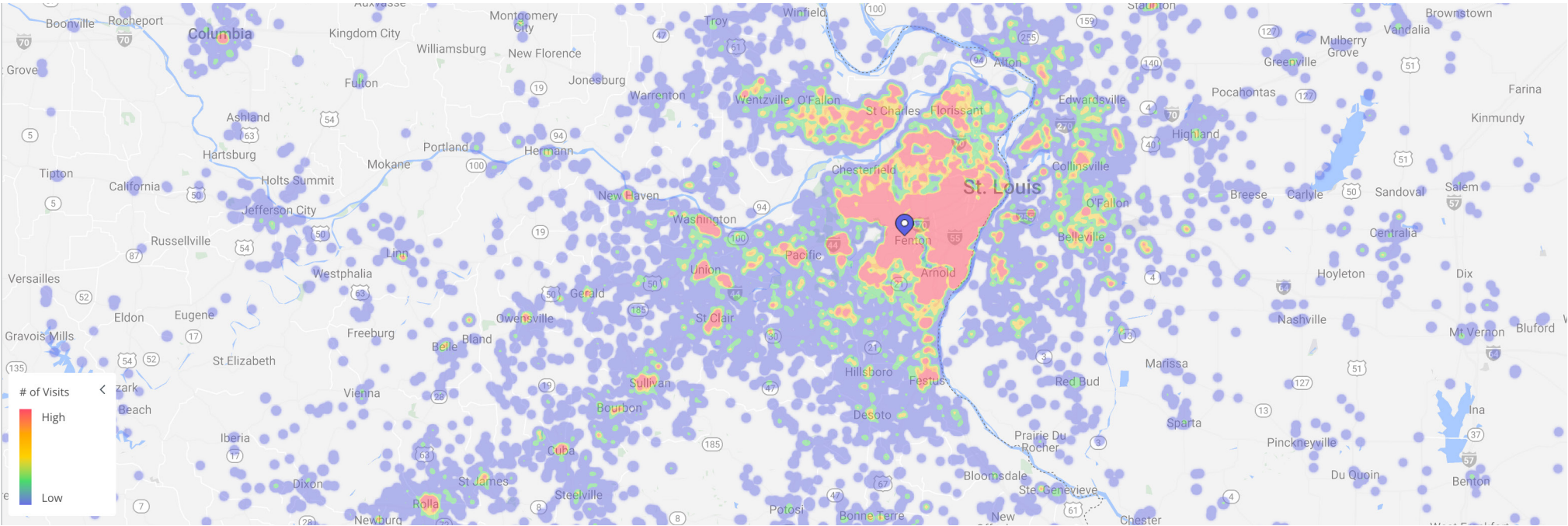
Master Retail Site Plan



Inline Retail Building Plan




Wally's | Property Overview






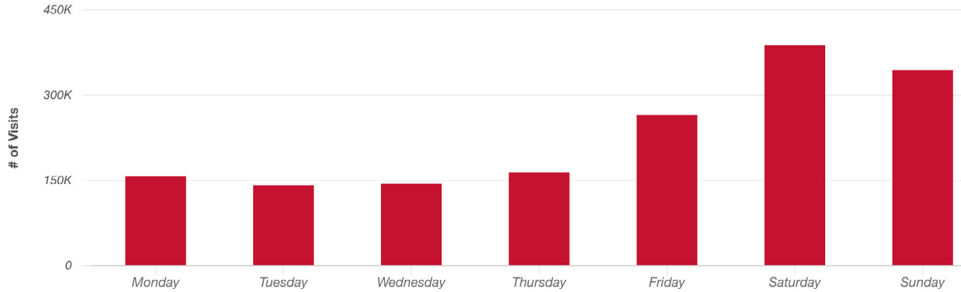
Annual Visits
1.6M



Visit Frequency
1.82



Avg. Dwell Time
28 min



Visitor Journey - Routes

