

RETAIL PROPERTY FOR LEASE

Gladiator - 2586

2586 GLADIATOR, FENTON, MO 63026



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,200 - 3,200 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	1.5 Acres
Building Size:	13,360
Zoning:	R2
Municipality:	Fenton
Submarket:	South St. Louis County
Traffic Count:	44,944

PROPERTY OVERVIEW

Located at the intersection of Gladiator Drive and Highway 141 in Fenton, Missouri this retail center is situated just one mile south of I-44 and less than one mile from St. Clair SSM Hospital. Two bays currently available featuring excellent visibility to Hwy 141 and a signalized intersection for easy access. Neighboring tenants include Domino's Pizza, Remax, Hawkins Heights Dental and more.

LOCATION OVERVIEW

Fenton is a city in South St. Louis County and is located within 20 minutes from any St. Louis Metropolitan location. Ranked third on a list of the top places for families to live, the City of Fenton has two outstanding school systems, Lindbergh and Rockwood, and excellent parks and recreation facilities. The City offers the following incentives:

- No City Merchant's Tax
- No City Inventory Tax
- No City Merchant's Fee
- No Municipal Property taxes on Residential or Commercial Property

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PROPERTY DETAILS

LEASE RATE

\$18.00 SF/YR

LOCATION INFORMATION

Building Name	Gladiator - 2586
Street Address	2586 Gladiator
City, State, Zip	Fenton, MO 63026
County/Township	Saint Louis
Municipality	Fenton
Submarket	South St. Louis County
Cross Streets	Gladiator & Hwy 141
Signal Intersection	Yes
Nearest Highway	I-44, I-270, I-55, I-64
Nearest Airport	Lambert St. Louis International Airport

BUILDING INFORMATION

Building Size	13,360 SF
Tenancy	Multiple
Number Of Floors	1
Free Standing	No
Signage	Pylon

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Street Retail
Zoning	R2
Lot Size	1.5 Acres
APN#	27P-11-0451
Corner Property	yes
Traffic Count	44,944
Traffic Count Street	Hwy 141

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Parking Ratio	5.0
Number Of Spaces	73

OPERATING EXPENSES

CAM	\$1.50
Taxes	\$3.60
Insurance	\$0.33
Total	\$5.43

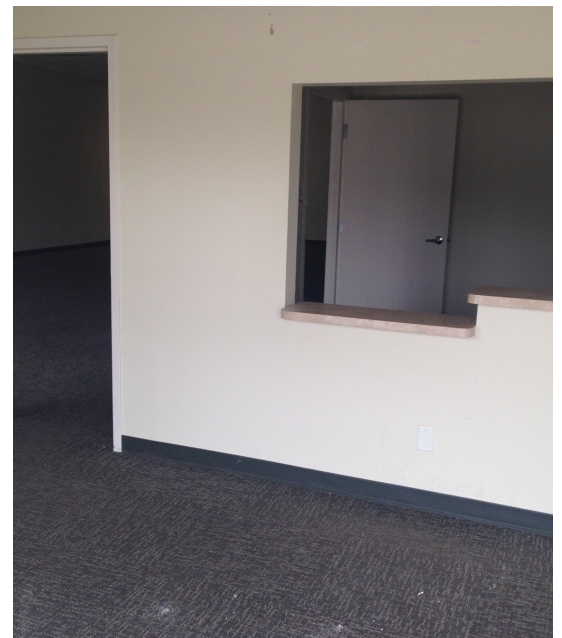
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ADDITIONAL PHOTOS



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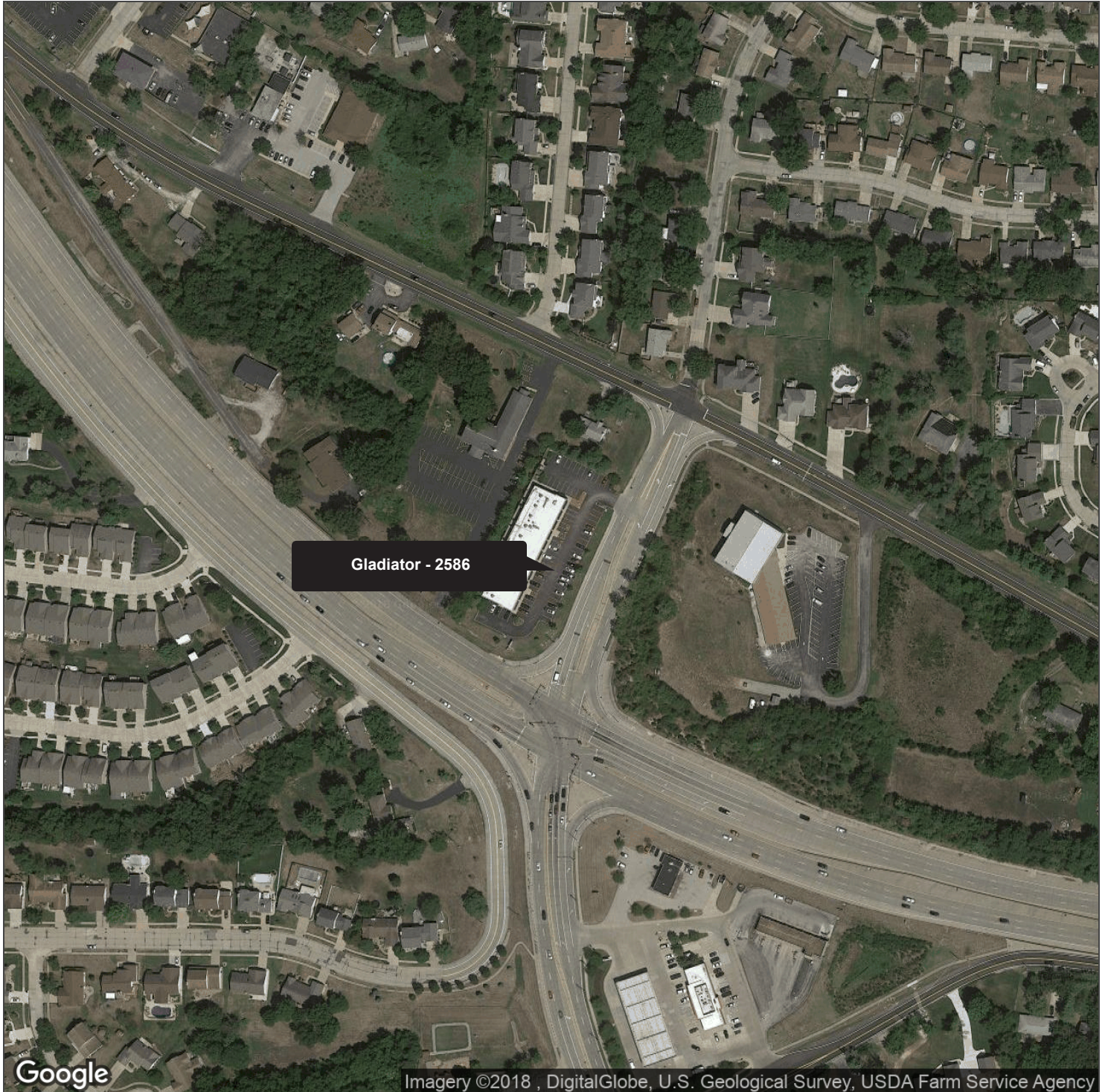
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AERIAL MAP



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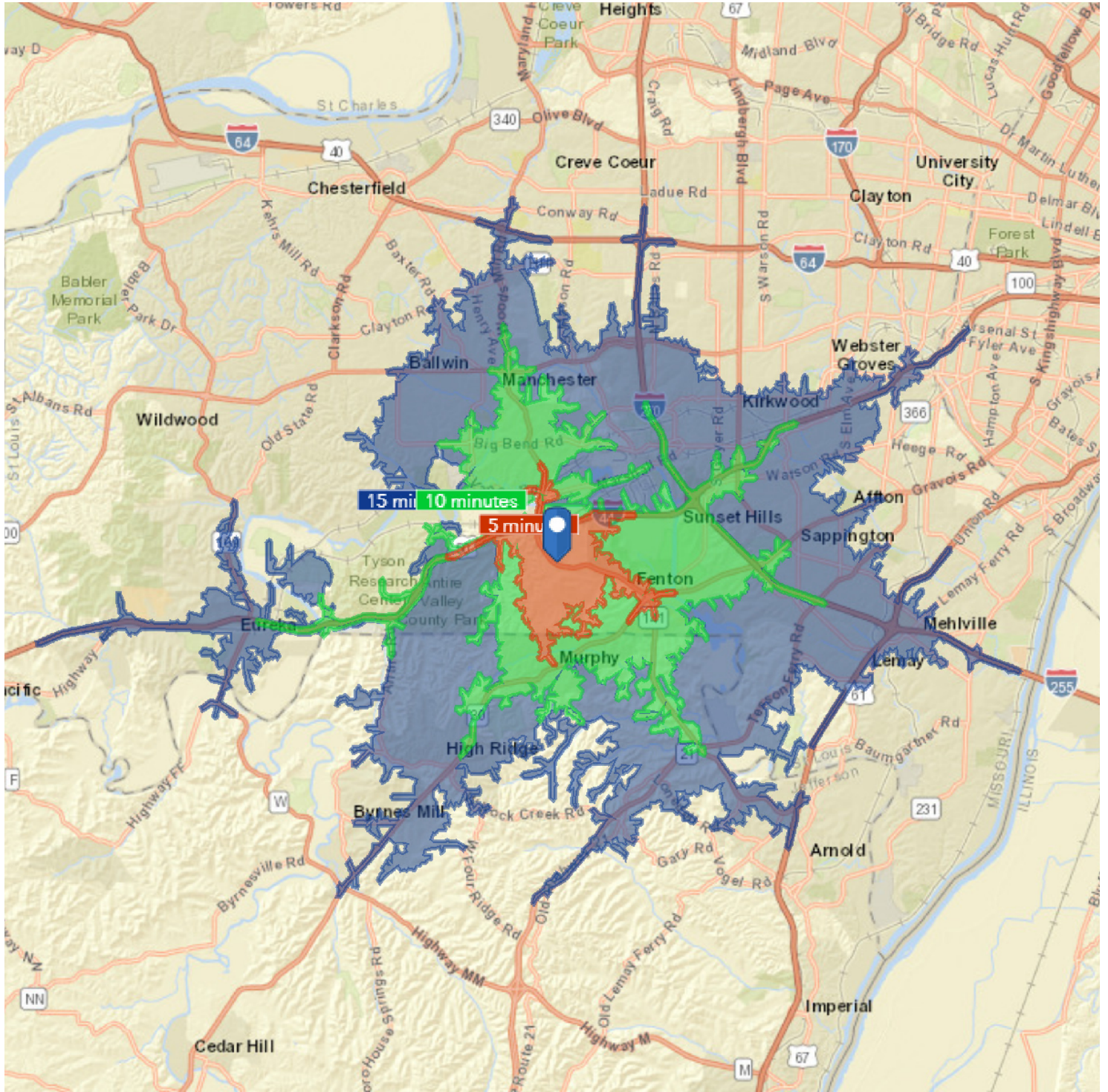
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DRIVE TIME MAP - 5, 10, 15 MINUTES

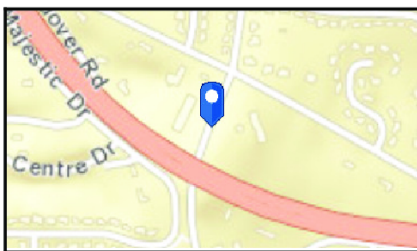
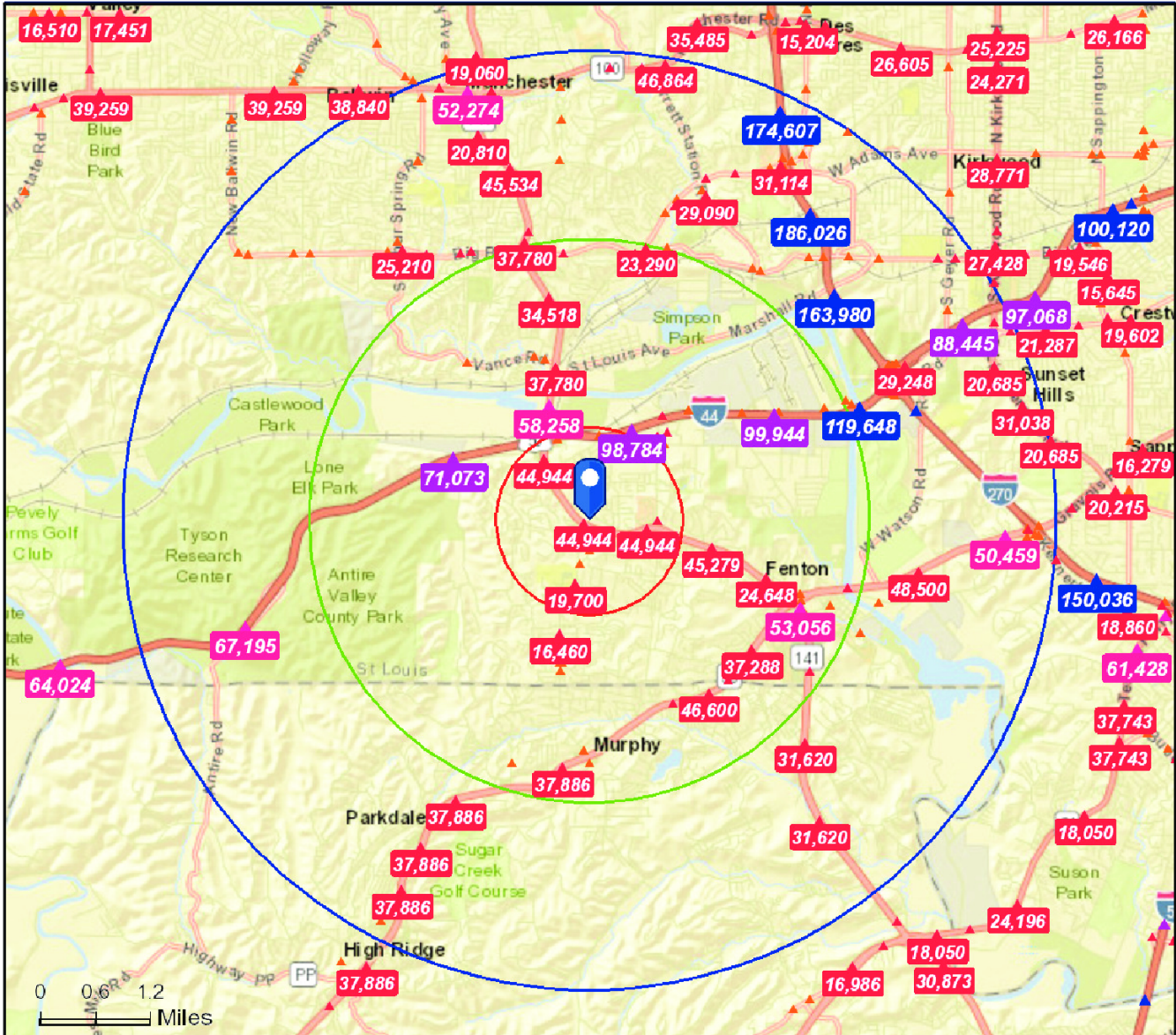


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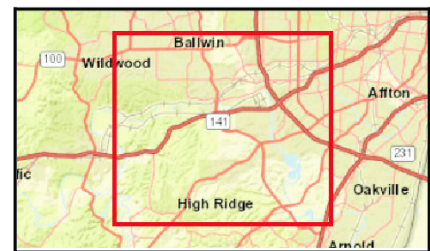
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TRAFFIC COUNT MAP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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DEMOGRAPHICS REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,324	43,744	118,361
Median age	38.0	38.6	38.6
Median age (Male)	38.2	38.4	38.1
Median age (Female)	37.8	38.7	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,297	17,199	46,773
# of persons per HH	2.8	2.5	2.5
Average HH income	\$86,335	\$79,842	\$87,278
Average house value	\$291,563	\$195,397	\$215,933
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	124 (2.0%)	561 (1.3%)	1,887 (1.6%)
RACE (%)	1 MILE	3 MILES	5 MILES
White	6,003 (94.9%)	40,975 (93.7%)	108,171 (91.4%)
Black	45 (0.7%)	429 (1.0%)	2,207 (1.9%)
Asian	122 (1.9%)	1,552 (3.5%)	5,504 (4.7%)
Hawaiian	0 (0.0%)	0 (0.0%)	3 (0.0%)
American Indian	14 (0.2%)	47 (0.1%)	238 (0.2%)
Other	62 (1.0%)	209 (0.5%)	355 (0.3%)
DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Number of Businesses	241	2,164	4,235
Number of Employees	7,677	46,786	74,943

** Demographic data derived from 2010 US Census*

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