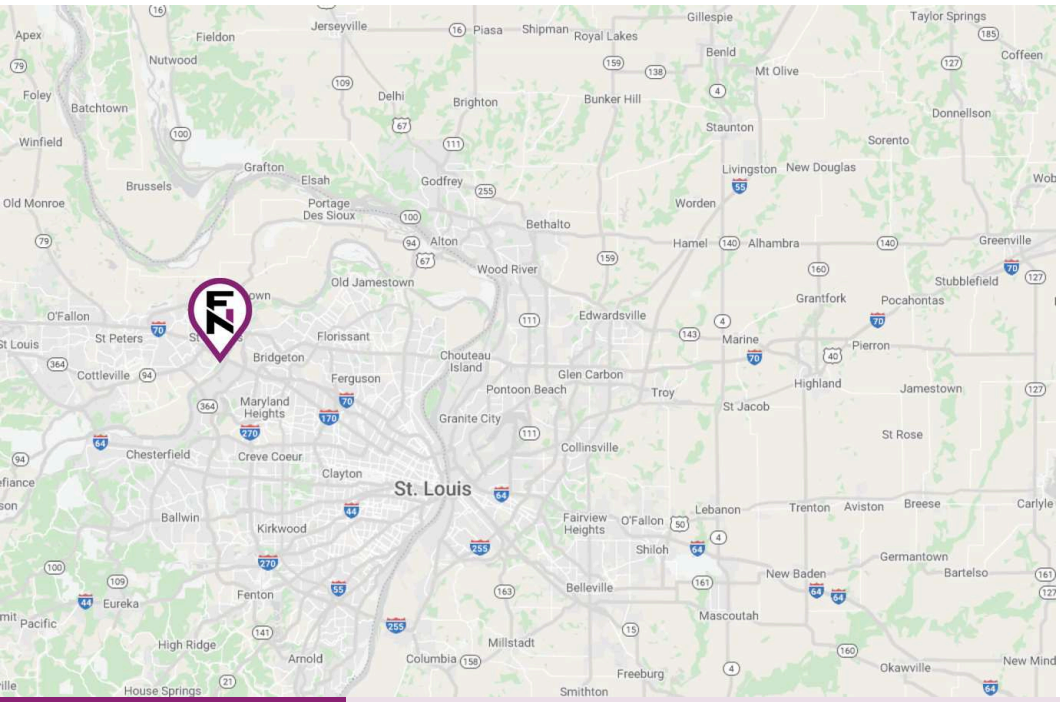
MARK TWAIN VILLAGE

1355 Bass Pro Drive, St Charles, MO 63301

FIRST NATIONAL REALTY PARTNERS





HIGHLIGHTS

COUNTY	St. Charles
GLA	306,367
ACRES	31
PARKING	1,638

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
	13,221	63,144	141,390
	6,071	27,585	60,303
	$93,535	$109,325	$117,008

PROPERTY FEATURES

- Mark Twain Village is a 306,367 SF regional center anchored by Bass Pro Shop, Gabes, and ALDI Grocery
- The center also features a complimentary mix of tenants including Duluth Trading, Firehouse Subs, Qdoba, West Marine, Dungarees, Club Fitness, Buffalo Wild Wings and more.
- Excellent visibility and direct access from I-70 (137,678 VPD) and Fifth Street (34,230 VPD)
- The main entrance is located at the signalized intersection of S Fifth St & Bass Pro Drive, with additional access from Convention Center Blvd. (6,991 VPD)

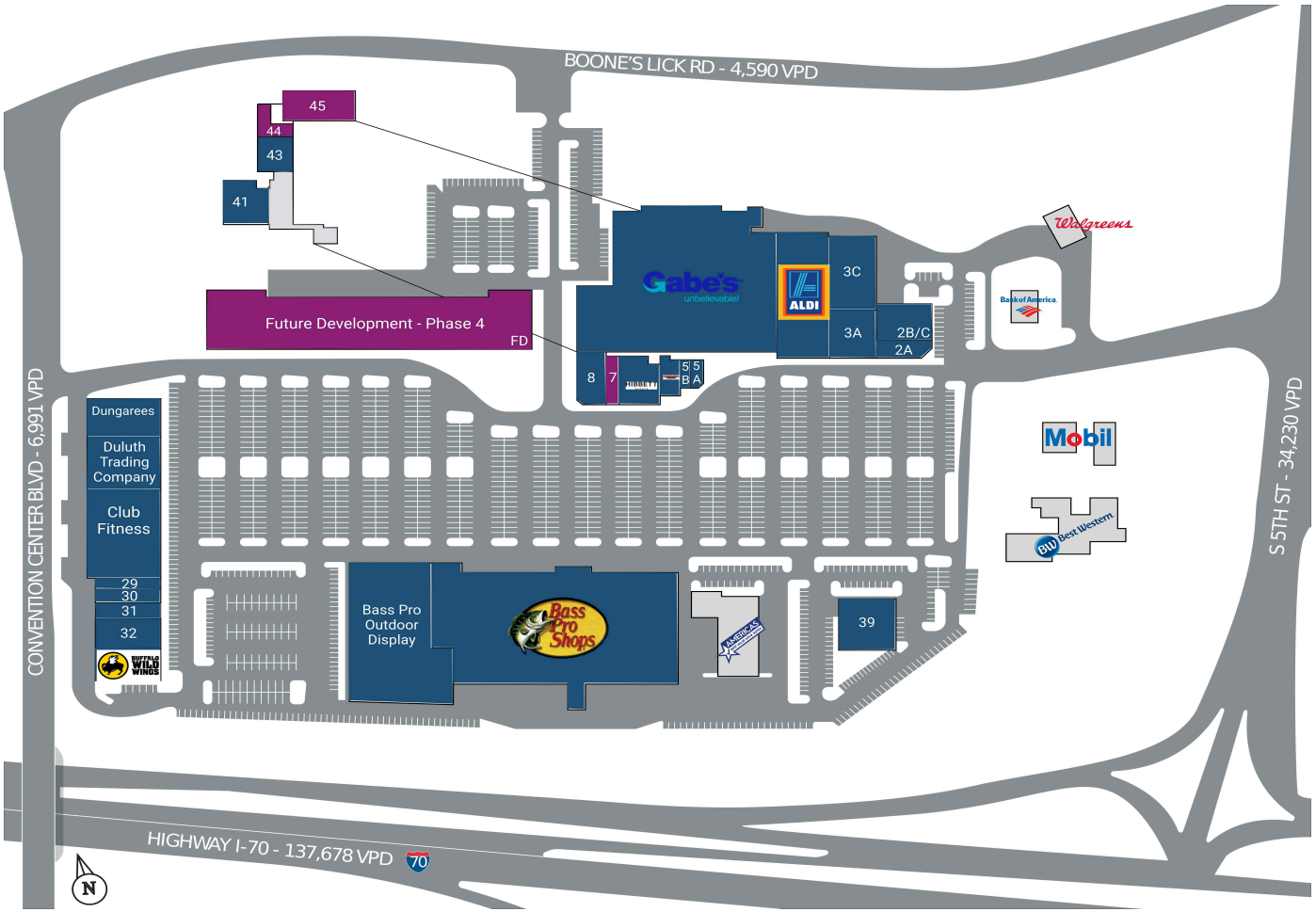
PROPERTY WEBSITE

Jeff Kellams | (856) 501-6735 | jkellams@fnrpusa.com

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SUITE	TENANT NAME	SF
FD	**Available**	
1	Bass Pro Shop	88,055
2A	Qdoba	2,417
2B/C	Oasis Nail Lounge	5,383
3A	China House	5,815
3B	Aldi	19,209
3C	Bass Pro Shop (Storage)	10,176
4	Gabe's	76,441
5A	Great Clips	1,150
5B	Brown & Crouppen	1,122
5C	Firehouse Subs	2,180
6	Hibbett Sports	5,000
7	**Available**	**2,130**
8	Appliance Discounters	4,094
22	Dungarees	7,101
23	Duluth Trading Company	12,960
25	Club Fitness	17,915
29	Bellacino's	3,000
30	15 Brunch Bar	1,915
31	Piece Buy Piece	2,988
32	5.11 Tactical	5,980
34	Buffalo Wild Wings	6,000
39	Texas Roadhouse	6,995
41	Bass Pro Shop (Storage)	6,861
43	Axes Physical Therapy	3,976
44	**Available**	**1,834**
45	**Available**	**5,670**

AVAILABLE | AVAILABLE SOON | LEASED | NAP (NOT A PART)

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