MARK TWAIN VILLAGE

1355 Bass Pro Drive, St Charles, MO 63301





HIGHLIGHTS				
COUNTY	St. Charle			
GLA	306,367			
ACRES	31			

PARKING 1,638

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

	WAY OF THE PERSON OF THE PERSO	Jane	eyville			Gillespie	Taylor Springs	
Apex	Fieldo	n Jerse	syvine	(16) Piasa	Shipman Royal Lakes		(18	5)
79	Nutwood	Bar C	7		(159)	Benld Mt Olive	120	Coffeen
Foley Batchto	wn Salas	201 :	Delhi	Brighton	Bunker Hill	4	Donnellson	
Winfield	100		67	111		Staunton	Sorento	
old Monroe	Brussels	Grafton Elsah Porta	ge	odfrey (255)		Livingston New Dougla Worden	CHE . N	Wob
79			94)	Alton	Bethalto	Hamel (140) Alhambra	(140) Gr	eenville
		A. T. T.	ld Jamestown	Wood F	iver (159)	(160)	Stubblefiel	d 127
	F	own			Work !	Grantfork	Pocahontas	1
O'Fallon Louis St	Peters Si		issant	490	Edwardsville	(4) Marine	Pierron	
364) Cottle	ville 94		erguson	Chouteau	Glen Carbon	Highland	Jamestown	(127)
	364	Heights 170	7	Granite City		St Jacob	Jamestown	11
94)	Chesterfield	Creve Coeur			Collinsville		St Rose	
ance		Cla	St. L	ouis 👸				
	Ballwin	Kirkwood	W H	1	Fairview O'Fallor Heights	Lebanon Trenton A	viston Breese	Carlyle
		270		755	Shilo	oh 😈	Germantown	
	109 ureka	Fenton	9	163	Belleville	New Baden	Bartelso	(161) (127)
t Pacific		(41)		Millst	adt 15	Mascoutah		
	High Ridge	Arnold	Colur	mbia (158)	Freeburg	4	Okawville	New Mind
le	House Springs 2				Smithton	100000	E	j

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)

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SUITE	TENANT NAME Available	SF
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	Available	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	Available	1,915
31	Available	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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