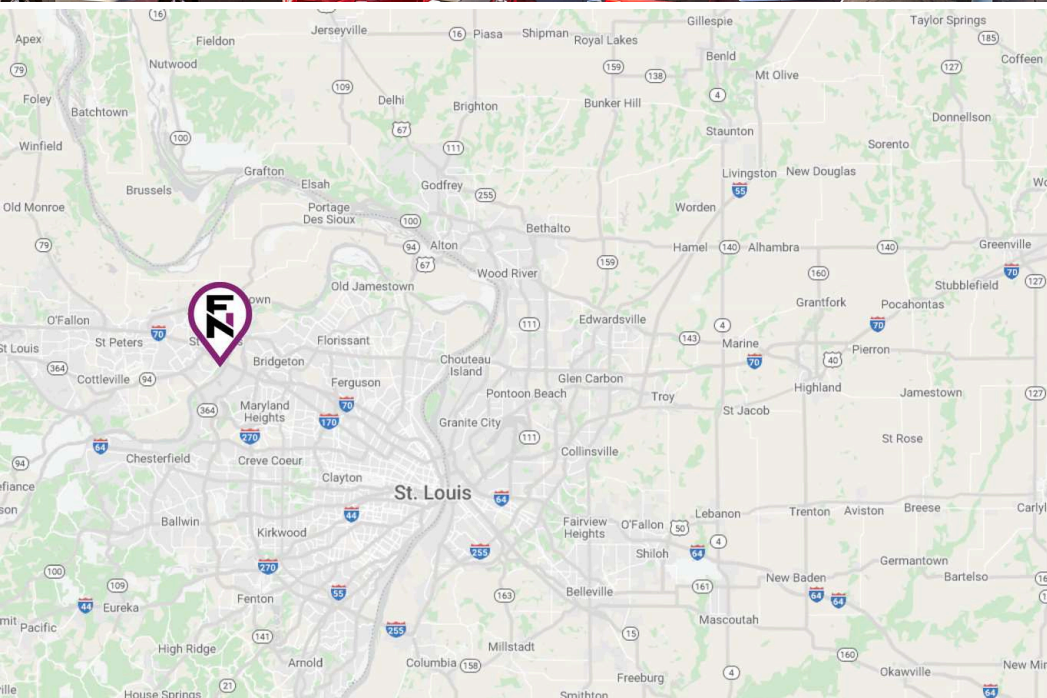


MARK TWAIN VILLAGE

1355 Bass Pro Drive, St Charles, MO 63301



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)



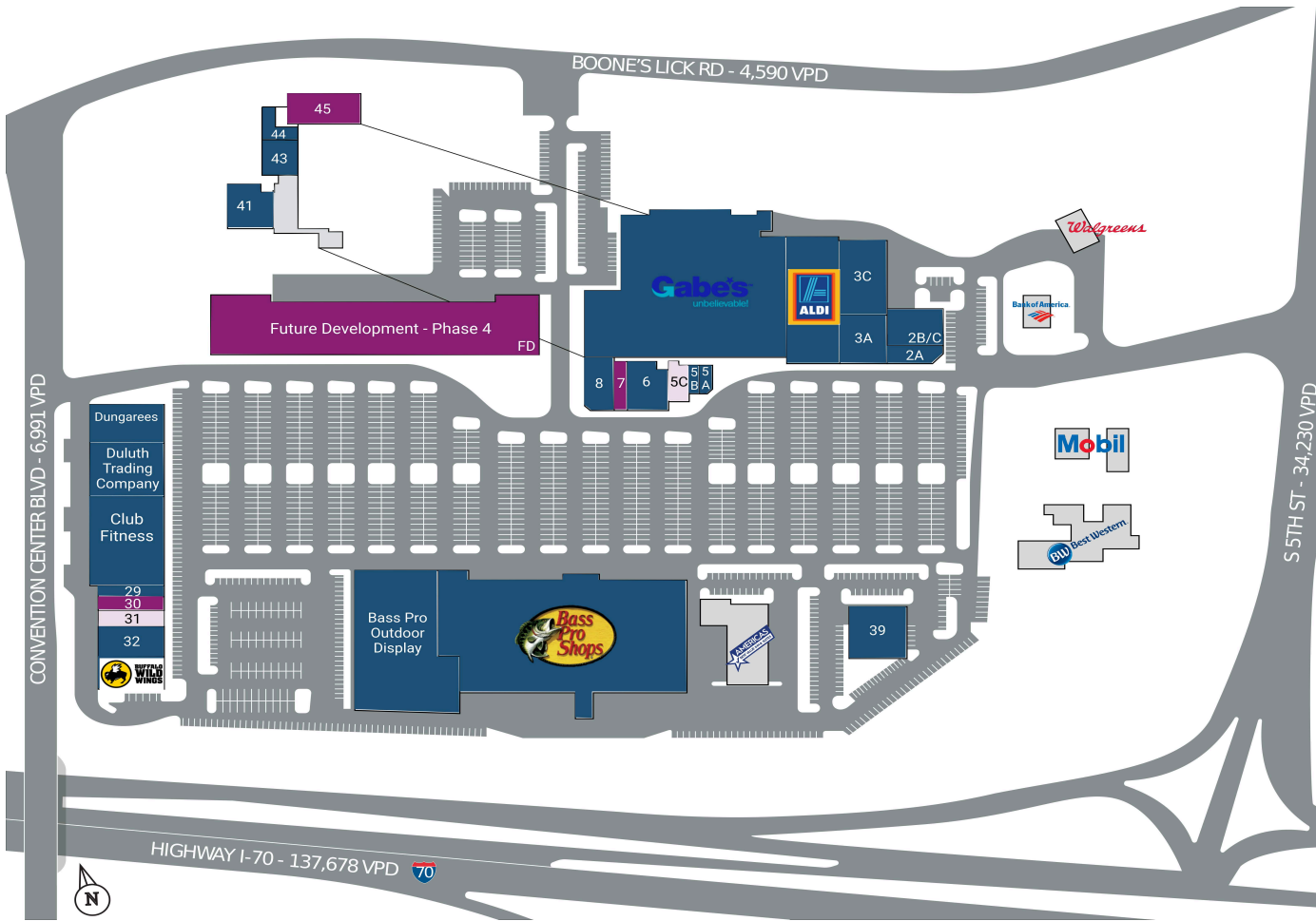
PROPERTY WEBSITE

Andrew Nesbitt | 850-502-3369 | anesbitt@fnrpusa.com **INVESTOR RELATIONS** | (855) 622-3677 | ir@fnrpusa.com

fnrpusa.com

MARK TWAIN VILLAGE

1355 Bass Pro Drive, St Charles, MO 63301



| 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 | West Marine | 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 | Pop Pop Hurray | 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 | St. Charles School of Massage | 1,834 |
| 45 | Available | 5,670 |

AVAILABLE
 AVAILABLE SOON
 LEASED
 NAP (NOT A PART)



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F FIRST NATIONAL
REALTY PARTNERS



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