MARK TWAIN VILLAGE

1355 Bass Pro Drive, St Charles, MO 63301





	C Shope	
	SPORTSMAN'S WAR EHOUSE	

	(16)		49		Gillespie	Taylor Springs
Apex	Fieldor	Jerseyv	ille (16) Piasa	Shipman Royal Lakes		(185)
79	Nutwood			159 (138)	BenId Mt Olive	Coffeen (27)
Foley	Batchtown (100)	(109)	Delhi Brighton	Bunker Hill	(4) Staunton	Donnellson
Winfield	1 2 //00		(11)			Sorento
Old Monroe	Brussels	Grafton Elsah Portage Des Sious	Godfrey (255)	Bethalto	Livingston New Douglas Worden	wo
79		Old	(94) Alton (67) Wood F Jamestown	(159)	Hamel (140) Alhambra	(140) Greenville Stubblefield (127)
O'F	allon	own		(111) Edwardsville	Grantfork	Pocahontas
St Louis	St Peters St	s Floriss Bridgeton	Chouteau		(143) Marine	Pierron
(364	Cottleville 94		guson	Glen Carbon	Highland	
	364	Maryland Heights	Granite City	on Beach Tro	y St Jacob	Jamestown (127) St Rose
94)	Chesterfield	Creve Coeur		Collinsville		St Rose
fiance		Clayto	St. Louis			
son	Ballwin	Kirkwood		Fairview O'Fallon Heights	Lebanon Trenton A	viston Breese Carlyle
(100	N. N. W.	270		Shiloh	GI .	Germantown
145	(109) Eureka	Fenton 55	(4)	Belleville	New Baden	Bartelso (16
mit Pacific	High Ridge	(4)	Mills	adt	Mascoutah (160	EVITAGE A
ille	House Springs (2)	Amold	Columbia (158)	Freeburg Smithton	0	Okawville New Min

HIGHLIGHTS

COUNTY St. Charles

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					

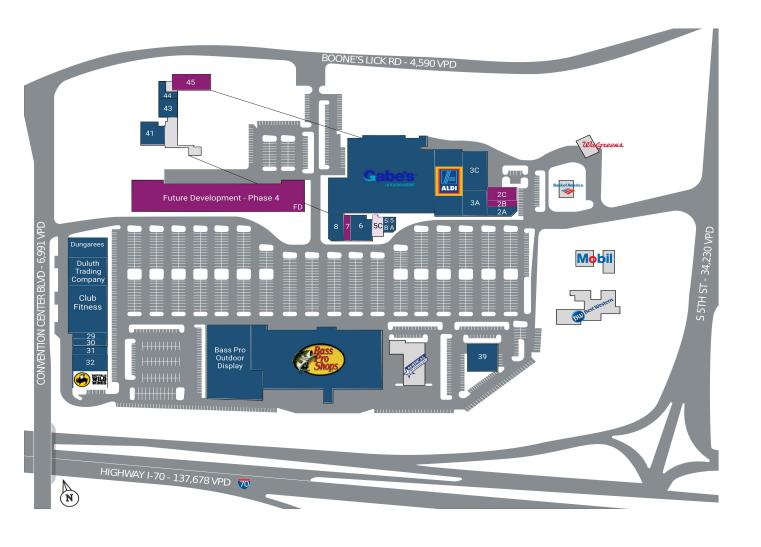
PROPERTY FEATURES

- · 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	SF
1	Bass Pro Shop	88,055
2A	Qdoba	2,417
2B	Available	1.455
2C	Available	3,928
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	Saucy Dogs & Tenders	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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