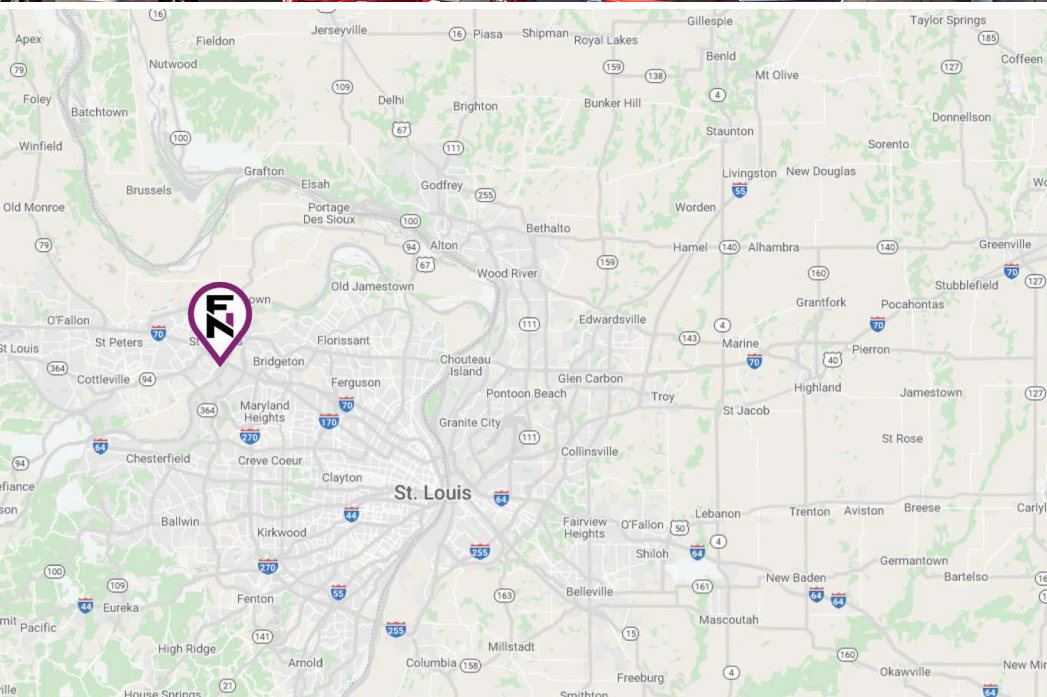


# MARK TWAIN VILLAGE

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)



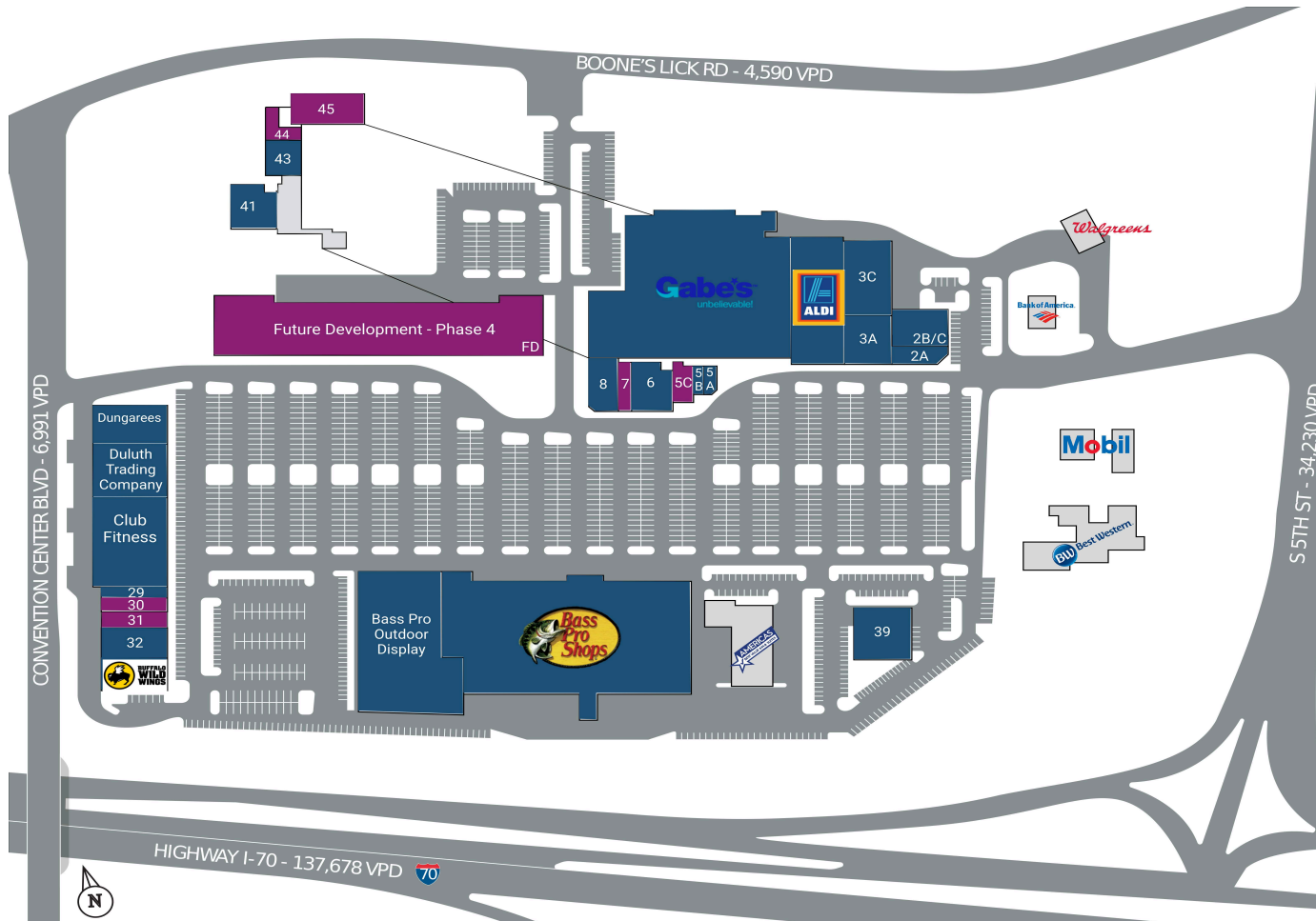
**PROPERTY  
WEBSITE**

Jeff Kellams | (317) 332-7722 | [jkellams@fnrpusa.com](mailto:jkellams@fnrpusa.com)

[fnrpusa.com](http://fnrpusa.com)

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SUITE	TENANT NAME	SF
<b>FD</b>	<b>Available</b>	
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
<b>5C</b>	<b>Available</b>	<b>2,180</b>
6	Hibbett Sports	5,000
<b>7</b>	<b>Available</b>	<b>2,130</b>
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
<b>30</b>	<b>Available</b>	<b>1,915</b>
<b>31</b>	<b>Available</b>	<b>2,988</b>
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
<b>44</b>	<b>Available</b>	<b>1,834</b>
<b>45</b>	<b>Available</b>	<b>5,670</b>

AVAILABLE
  AVAILABLE SOON
  LEASED
  NAP (NOT A PART)



**PROPERTY  
WEBSITE**

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