## MARK TWAIN VILLAGE

1355 Bass Pro Drive, St Charles, MO 63301





			SPORTSMAN'S W			
pex	(16) Fieldon	Jerseyville	16 Piasa Shipm	an Royal Lakes	Sillespie Benld	Taylor Springs (185) Coffeen

	(16)	Jerseyville	(6) Plana	Shinman	Gillespie	Taylor Springs
Apex	Fieldor	1	To Flasa	Shipman Royal Lakes	Benid	(185)
79	Nutwood	Part I		(159) (138)		Coffeen Cappaign
Foley	100	(109)	Delhi Brighton	Bunker Hill	4	
Batchtov	vn-		67)		Staunton	Donnellson
Winfield	100		111		Staunton	Sorento
		Grafton Elsah	Godfrey		Livingston New Dougla	wob
Old Monroe	Brussels	Portage	(255)		Worden	Chill I The second
Old Molline		Des Sioux	100	Bethalto	Worden	
79			94) Alton		Hamel (140) Alhambra	(140) Greenville
	- Comment		Wood Riv	(159) ver	(160)	70
		Old Jame	estown		Grantfork	Stubblefield (127) Pocahontas
O'Fallon				Edwardsville	(4)	Focationias
St Louis St Pe	eters St	s Florissant			(143) Marine	Pierron
(364)		Bridgeton	Chouteau		<b>1</b> (40)	Nation 1
Cottlevi	lle (94)	Ferguson		Glen Carbon n Beach Tro	Highland	Jamestown (127)
	364)	Maryland 70 Heights	Granite City		St Jacob	
64		770				St Rose
94)	Chesterfield	Creve Coeur		Collinsville		
fiance		Clayton	St. Louis 👼			6 / 11
son	N DYS A	The state of the s	St. Louis		Lebanon Trenton A	Aviston Breese Carlyle
	Ballwin	Kirkwood		Fairview O'Fallon Heights	50	
			755	Shilof	h 😈 (4)	Germantown
100	79				(161) New Baden	Bartelso (161)
Eur	reka	Fenton 55	163	Belleville	(161) (161) (161)	127
mit Pacific			255	To the state of th	Mascoutah	
	High Ridge	(4)	Millsta	dt	(16	0
	7-07	Arnold	Columbia (158)	Freeburg		Okawville New Mind
ille	Univer Carings 21			Co-stable on		156

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ш	1571	-	IGI	-	
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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)

## **MARK TWAIN VILLAGE**

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SUITE	TENANT NAME	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	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	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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