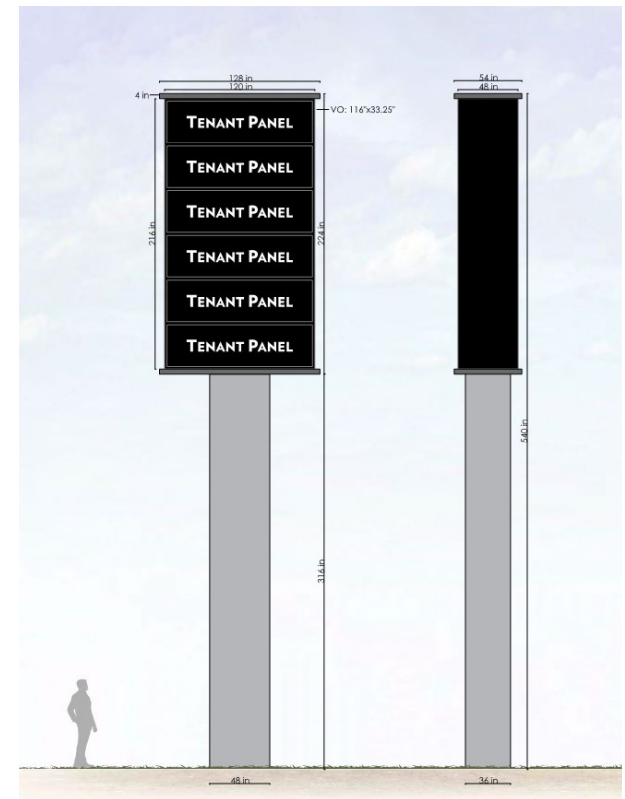




**PACE**

PROPERTIES

**Inline Retail & Outlots Available**



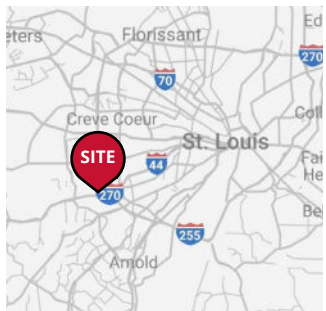
**2023 DEMOGRAPHICS**  
 1 Mile | 3 Miles | 5 Miles

**Population**  
 815 | 48,301 | 153,932

**Daytime Population**  
 13,909 | 52,361 | 139,584

**Median Household Income**  
 \$127,010 | \$109,088 | \$111,924

**FENTON LANDINGS**  
 850 Assembly Parkway | Fenton, Missouri 63026  
 1,379 - 12,733 SF Inline | 0.5 - 2.02-Acre Outlots  
 For Lease or Build-to-Suit  
 Call for Details



**PROPERTY DETAILS**  
 Adjacent to the new Wally's  
 Great visibility & signage opportunity to I-44  
 Regional draw  
 I-44 - 96,516 VPD

**John Shuff**  
 314.785.7630 | jshuff@paceproperties.com

**Kate Grewe**  
 314.785.7662 | kgrewe@paceproperties.com



# Master Retail Site Plan



N  
Scale: 1" = 100'-0"



North Highway Drive **13,747 VPD**

Interstate 44 **96,516 VPD**

# Inline Retail Building Plan



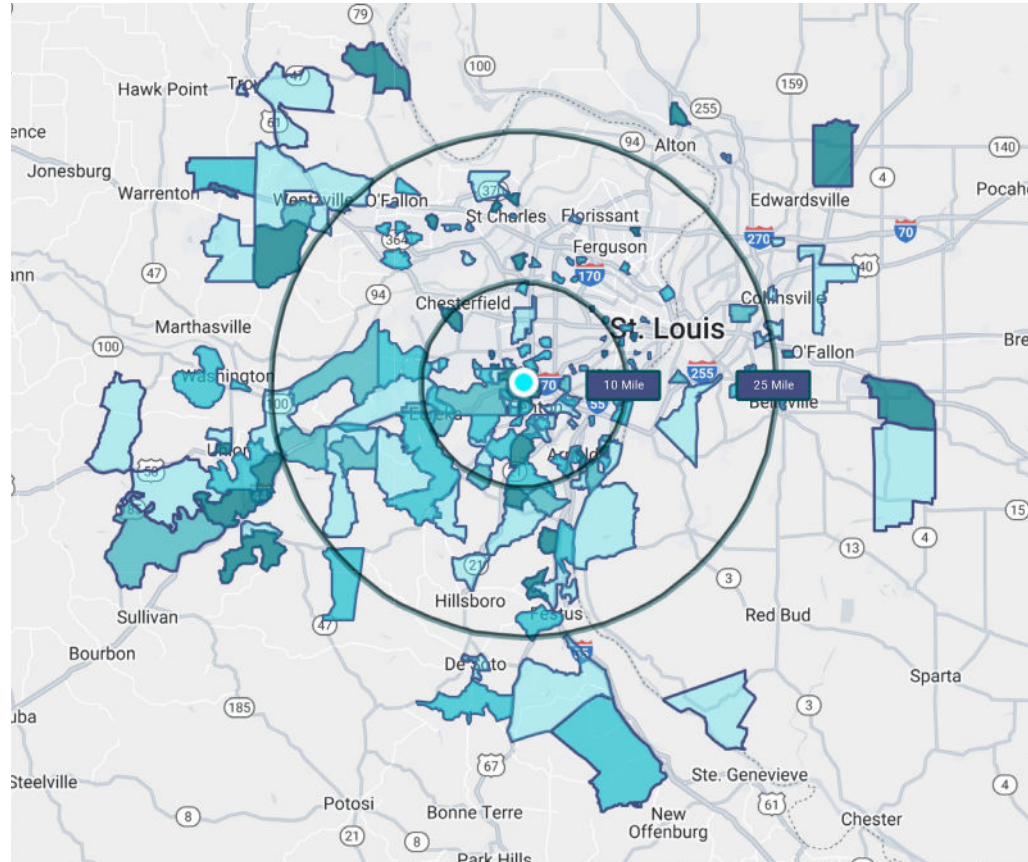
PACEPROPERTIES.COM | 314.968.9898  
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

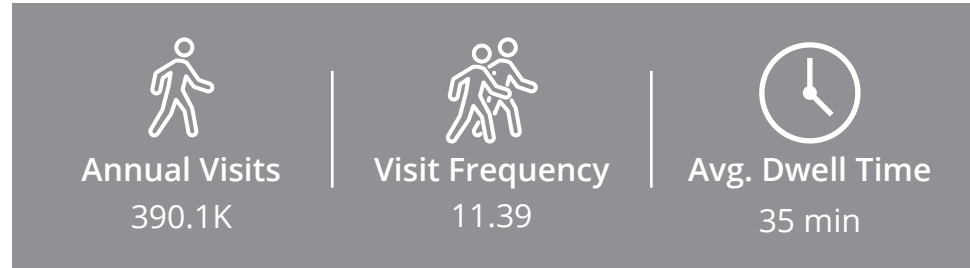
The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

## Trade Area

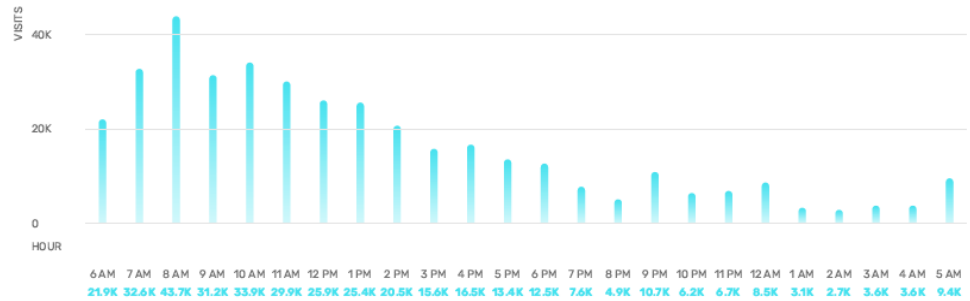
950 Assembly Parkway



### TRADE AREA KEY



### Hour of Day: 950 Assembly Parkway



### Day of Week: 950 Assembly Parkway

