



DIERBERGS FENTON CROSSING

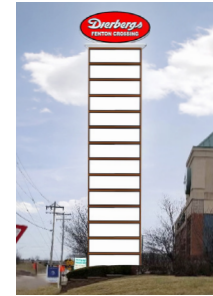
FENTON, MISSOURI

SANSONE
group

FOR LEASE: Up to 2,125 SF Available



NEW 50' PYLON
Coming soon to
main entrance



DIERBERGS FENTON CROSSING // 450-596 OLD SMIZER MILL RD • Fenton, MO 63026

Property Features

- Signage available on new pylon
- Join Orangetheory Fitness, The Post Sports Bar & Grill and Dollar Tree
- Situated on the highly visible corner of Highway 30 and Highway 141, just 2 miles west of I-270
- Dierbergs Markets anchors the shopping center, with a mix of retail, office and medical tenants

Demographics

	Population	Households	Avg HH Income
3 mile	42,313	16,095	\$105,914
5 miles	128,971	52,249	\$103,557
10 miles	571,765	232,087	\$106,588

For more information, contact:

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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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TENANT INDEX

SUITE	TENANT	SQ.FT.
400	Prudential Alliance Realtors	3,500
408	Available	1,500
416-420	Esse Health	2,900
450	Dierbergs Markets	61,327
464	Revival Chiropractic	1,400
468	American Shaman	1,277
472	Spa Nails	1,280
476	The UPS Store	1,511
480	Hussey Eyecare	1,600
484	Great Clips	1,223
500	Hallmark	5,320
504-508	Dollar Tree	9,417
512-516	Petland	7,786
524	Available	2,125
528-532	Orangetheory Fitness	2,975
536	Continental Title	2,050
540	H&R Block	1,800
548	Tan Co.	2,668
552	Fenton Family Dentistry	2,400
560	Coldwell Banker	3,000
568	The Post Sports Bar & Grill	5,000
592	Edward Jones	1,168
596	Orthodontic Centers of America	3,800



NEW 50' HIGHWAY PYLON
Located at entrance to shopping center

