



PLAZA ON THE BOULEVARD

SCAN HERE!



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**8023 WEST FLORISSANT AVENUE
JENNINGS, MO 63136
1,226 S.F. - 0.75 ACRES | \$20.00/S.F. N.N.N.**

PROPERTY INFORMATION



- **PROMINENT RETAIL LEASING OPPORTUNITIES AT PLAZA ON THE BOULEVARD SHOPPING CENTER.**
- **MAJOR ANCHORS INCLUDE SCHNUCKS, MERS GOODWILL, ALDI, RAINBOW, ATHLETICO & FOOTLOCKER.**
- **THREE (3) SIGNALIZED ENTRANCES + TWO (2) LARGE PYLON SIGNS.**
- **SMALL SHOPS SPACE OF 1,226 - 3,226SF AVAILABLE.**
- **HIGHLY-TRAFFICKED INTERSECTION OF WEST FLORISSANT & LUCAS-HUNT.**
- **DIRECTLY ACROSS EMERSON'S WORLD HQ (FORTUNE 500 COMPANY) WITH OVER 1,500 EMPLOYEES AND NORWOOD HILLS COUNTRY CLUB.**

DEMOGRAPHICS

**1
MILE**

**3
MILES**

**5
MILES**

POPULATION



10,718

97,905

234,978

HOUSEHOLDS



4,448

40,757

96,648

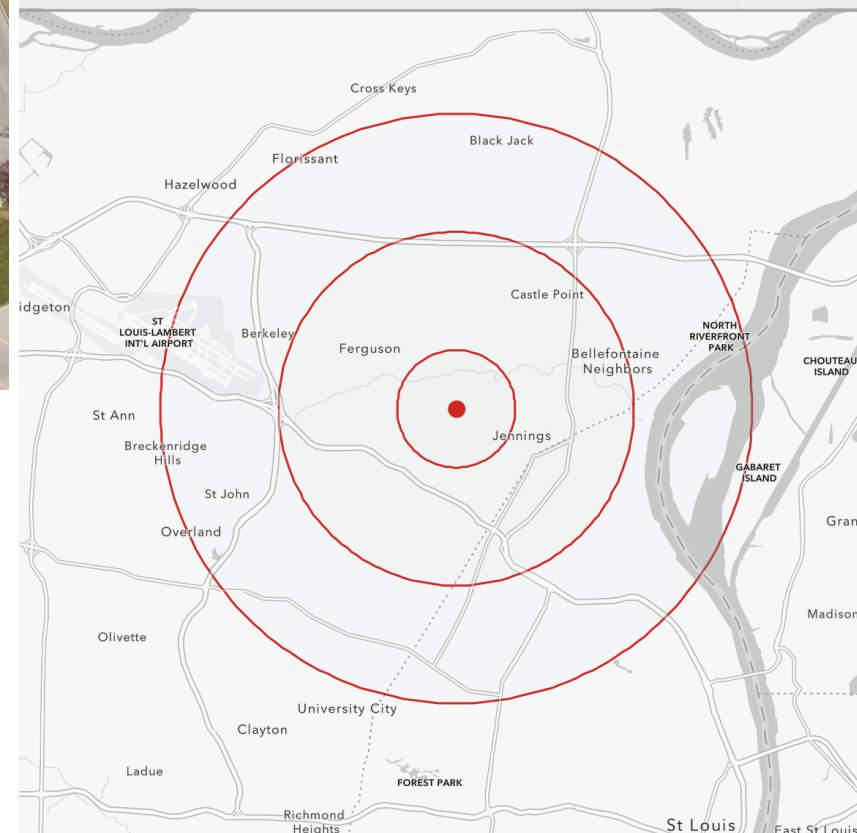
AVERAGE HH
INCOME



\$44,323

\$54,267

\$59,921



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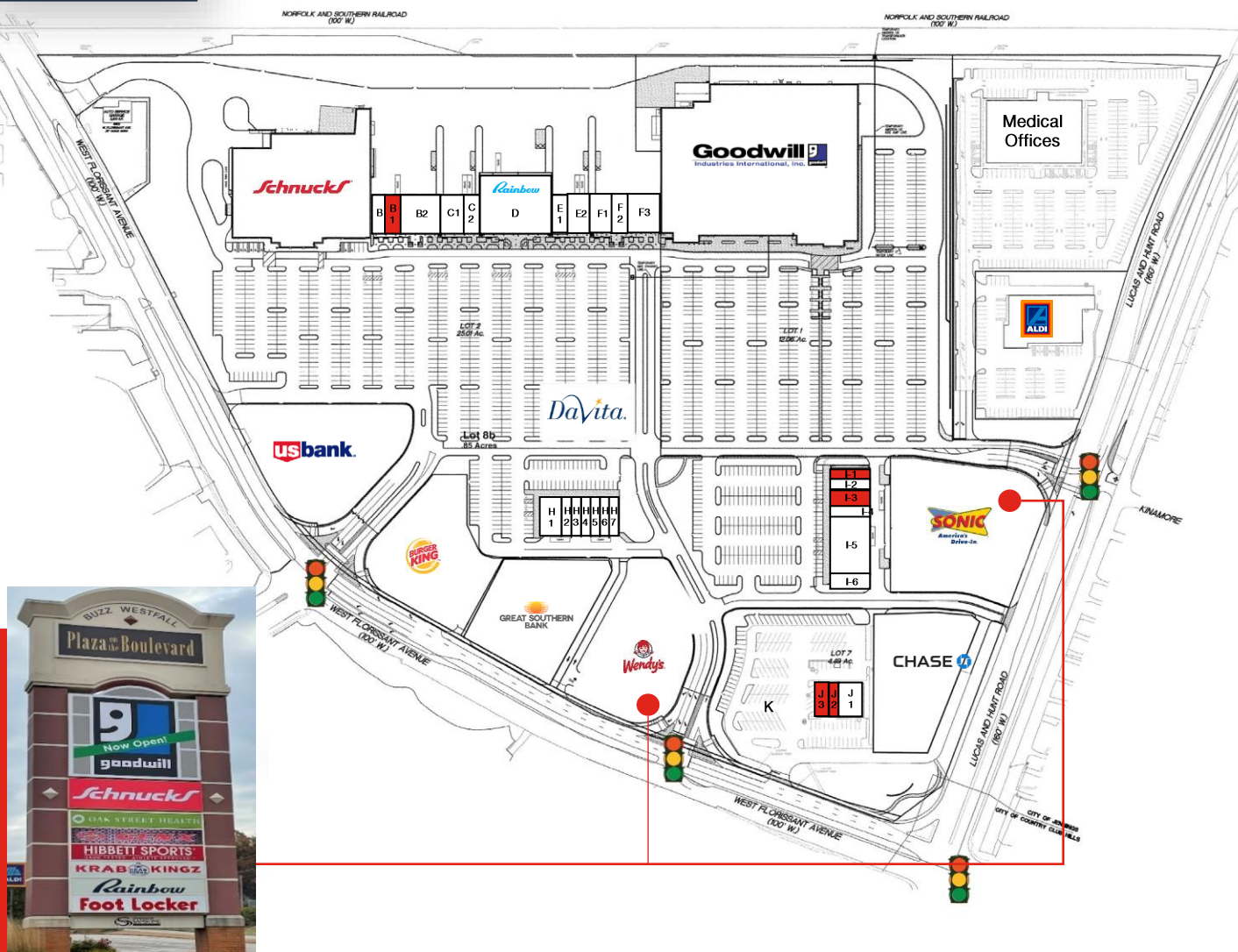
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SITE PLAN



PROPERTY BREAKDOWN

A	SCHNUCKS	63,443 SF
B	REGIONAL MANAGEMENT CORP	1,600 SF
BI	AVAILABLE	1,600 SF
B2	GENX	7,950 SF
CI-C2	NATIONAL HEALTHCARE	6,400 SF
D	RAINBOW	11,913 SF
E1	GAMESTOP	2,400 SF
E2	HIBBETT SPORTS	4,000 SF
FI-F2	FOOT LOCKER	7,500 SF
F3	ATHLETICO	3,633 SF
G	DAVITA	9,300 SF
H1	KRAB KINGZ	3,227 SF
H2	MIDLAND STATES BANK	1,604 SF
H3	CRICKET WIRELESS	1,401 SF
H4	STAY FRESH BEAUTY & BABER SHOP	2,274 SF
H5	NCP ASSET MANAGEMENT	1,028 SF
H6	CHINA KING	1,605 SF
H7	METROPCS	1,600 SF
I1	AVAILABLE	2,000 SF
I2	FONG LONG NAILS	1,600 SF
I3	AVAILABLE	3,200 SF
I4	SUBWAY	2,118 SF
I5	CITY G.E.A.R.	9,000 SF
I6	H&R BLOCK	2,000 SF
J1	T-MOBILE	3,226 SF
J2	AVAILABLE	1,226 SF
J3	AVAILABLE	2,000 SF
K	OUTLOT OPPORTUNITY	0.75 ACRES



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AERIAL



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