



PLAZA ON THE BOULEVARD

SCAN HERE!



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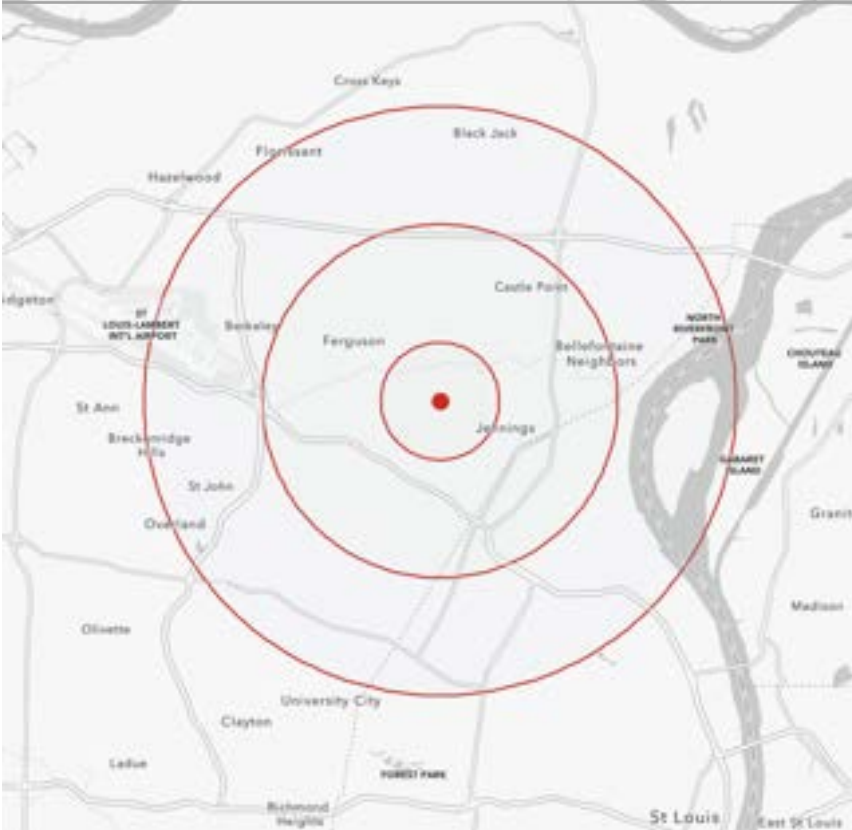
**8023 WEST FLORISSANT AVENUE
JENNINGS, MO 63136
1,028 S.F. - 3,227 S.F. | \$18.00/S.F. N.N.N.**

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 1,028 - 3,227 SF 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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SITE PLAN



PROPERTY BREAKDOWN

| | | |
|-------|-------------------------------|------------|
| A | SCHNUCKS | 63,443 SF |
| B | B' LUXURY BARBER & BEAUTY | 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 | AVAILABLE | 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 | RESTAURANT ENDCAP | 3,227 SF |
| H2 | MIDLAND STATES BANK | 1,604 SF |
| H3 | CRICKET WIRELESS | 1,401SF |
| H4 | AVAILABLE | 2,274 SF |
| H5 | AVAILABLE | 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 | CHIRO ONE | 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 | EMPIRE FISH, CHICKEN, & GRILL | 2,000 SF |
| K | NEGOTIATING LEASE | 0.75 ACRES |

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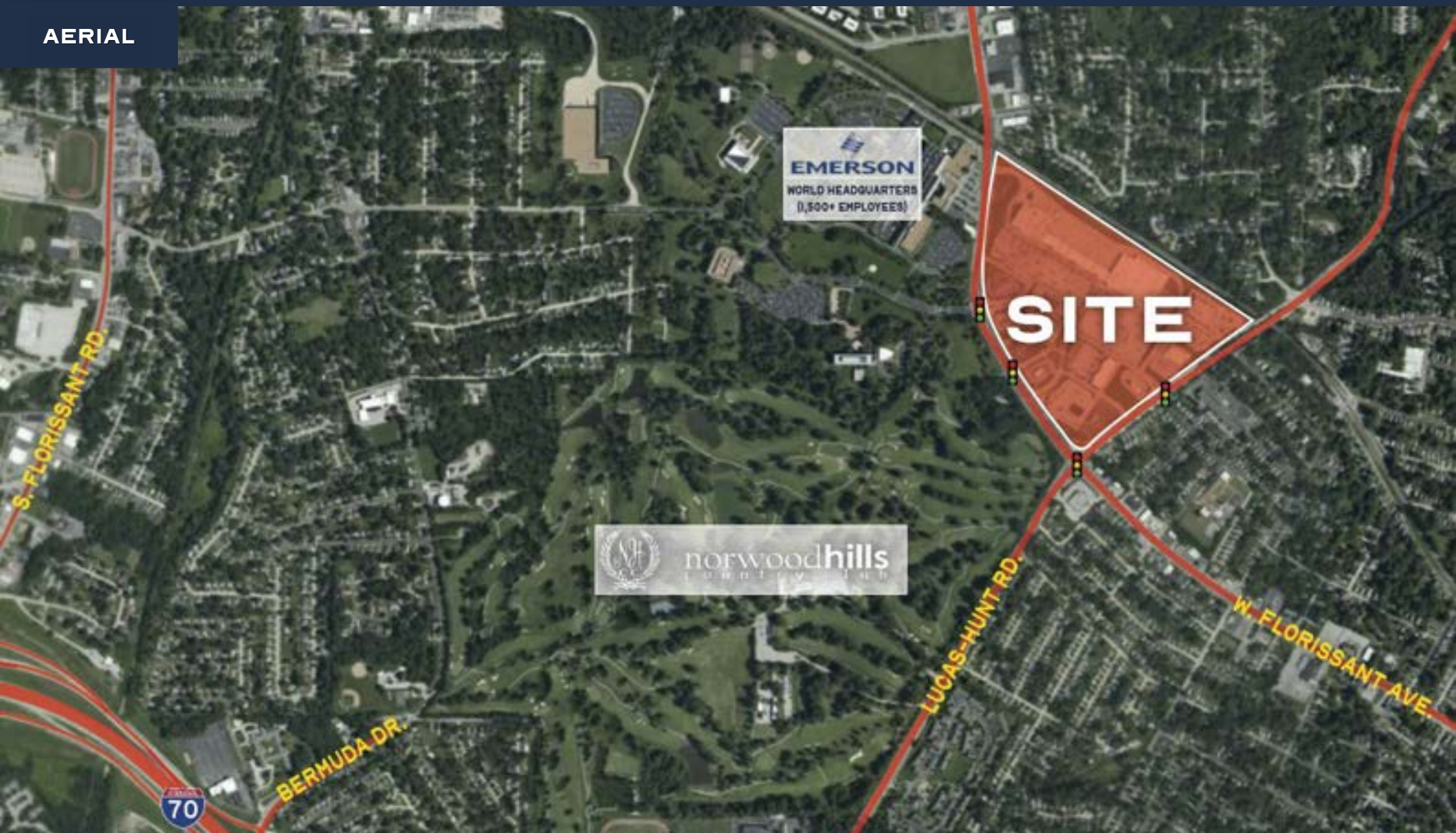
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AERIAL



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