



**FLORISSANT  
RETAIL SPACE FOR  
LEASE**

**JACK JUNKER**

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**CALEB ANTHONIS**

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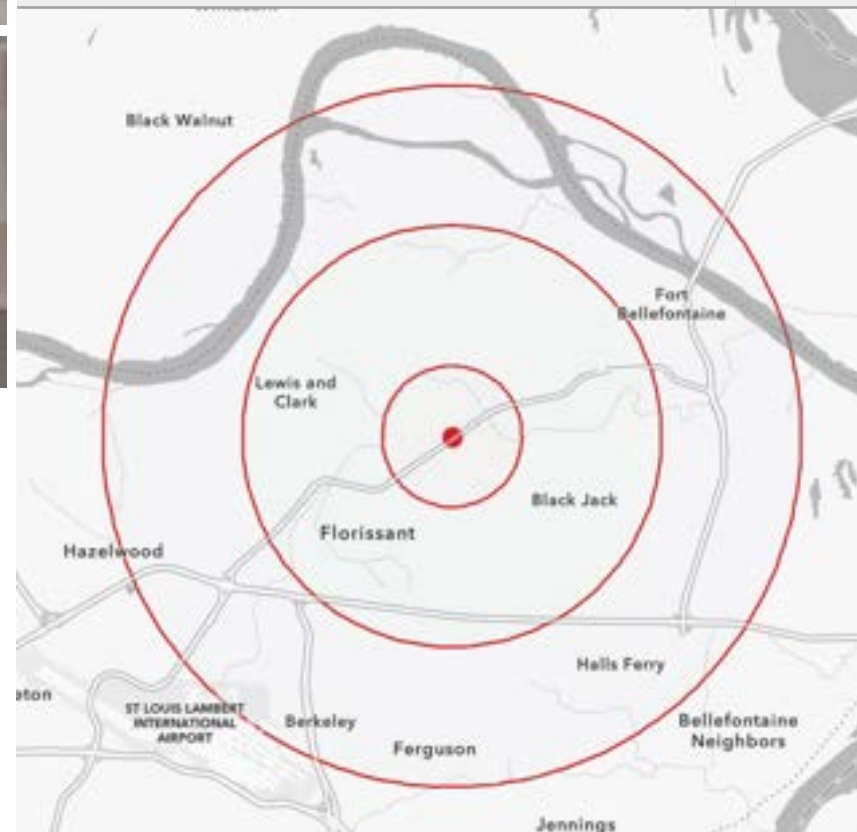
**3025 N HIGHWAY 67  
FLORISSANT, MO 63033  
1,650 S.F. | \$10.00/S.F. N.N.N.**

### PROPERTY INFORMATION



- 1,650 SF OF WHITE-BOX RETAIL SPACE READY FOR TENANT BUILD-OUT IN A HIGH-VISIBILITY FLORISSANT CORRIDOR
- STARBUCKS-ANCHORED CENTER WITH STRONG CO-TENANCY AND CONSISTENT DAILY TRAFFIC GENERATION
- SIGNALIZED HARD CORNER AT LINDBERGH BLVD. AND NEW HALLS FERRY ROAD, OFFERING EXCELLENT INGRESS/EGRESS AND MAXIMUM EXPOSURE
- ROBUST TRADE AREA WITH OVER 170,000 RESIDENTS WITHIN A 5-MILE RADIUS AND AVERAGE HOUSEHOLD INCOMES EXCEEDING \$83,000
- AMPLE SURFACE PARKING AVAILABLE IN BOTH FRONT AND REAR LOTS, SUPPORTING A WIDE RANGE OF RETAIL AND SERVICE USES
- STRATEGICALLY POSITIONED AMONG A DENSE CLUSTER OF NATIONAL RETAILERS INCLUDING TARGET, WALMART, HOME DEPOT, AND SCHNUCKS, DRIVING SIGNIFICANT CO-TENANCY SYNERGY

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		12,320	89,857	170,854
HOUSEHOLDS		4,878	35,739	68,356
AVERAGE HH INCOME		\$83,907	\$93,928	\$85,513



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