



**LOCATION.**  
commercial real estate

# 11675 & 4041 NEW HALLS FERRY RD & SEVEN HILLS DR

FLORISSANT, MO

**SITE**

27-114 (2019)

19-730 (2019)

142,700 (2019)



106,856 (2019)

16-021 (2019)

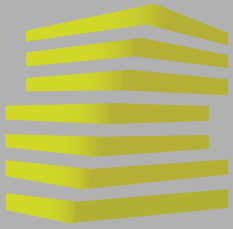
**Burlington**  
PROPOSED

**ST. LOUIS  
COMMUNITY COLLEGE  
FLO VALLEY CAMPUS**



**DOLLAR TREE**





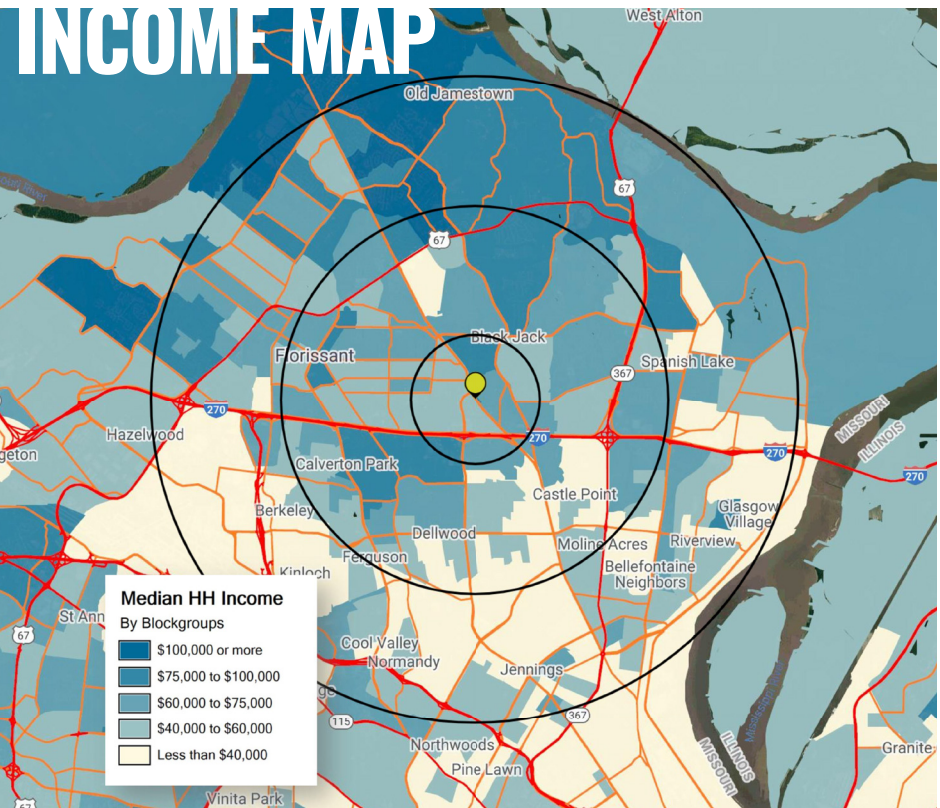
# 11675 NEW HALLS FERRY RD & 4041 SEVEN HILLS DR

## NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

### INCOME MAP



Florissant, a second-ring suburb of St. Louis, is located in North St. Louis County. Money magazine in 2012 named Florissant one of the Top 100 Best Places to live in their survey of America's best small cities. In 2014, website movoto.com ranked Florissant as #1 in their list of Best Small Cities to Retire to in America. As the 12th largest city in Missouri, Florissant boasts a population of over 52,000 residents. Florissant was also recently ranked as the 2nd safest large city in Missouri.

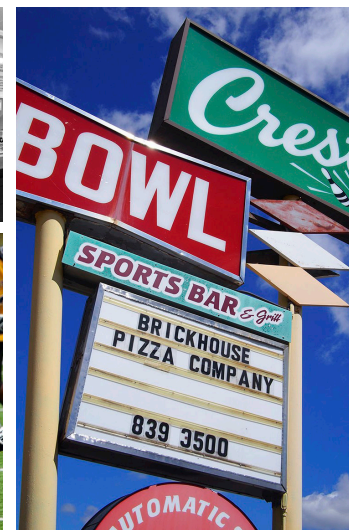
Florissant is home to two theological colleges: St. Louis Christian College and Gateway College of Evangelism and Urshan Graduate School of Theology. Lindenwood College, a private liberal arts university located in St. Charles, Missouri, has an extension campus in Florissant.

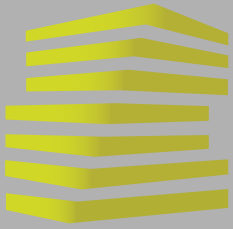
Nestled in the middle of the city is Historic Old Town Florissant, combining vintage nostalgia with a fun, bustling community. Stores, restaurants and other businesses are housed in charming historic buildings, and rows of restored century homes run along peaceful tree-lined streets.

With affordable housing and good schools, Florissant is a progressive and thriving town with a reputation for being "warm and friendly."

### 2020 DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				10,081	99,839	236,796
				4,241	39,797	94,281
				\$71,478	\$67,686	\$65,776





# 11675 NEW HALLS FERRY RD & 4041 SEVEN HILLS DR

## MARKET AERIAL

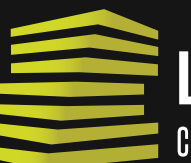
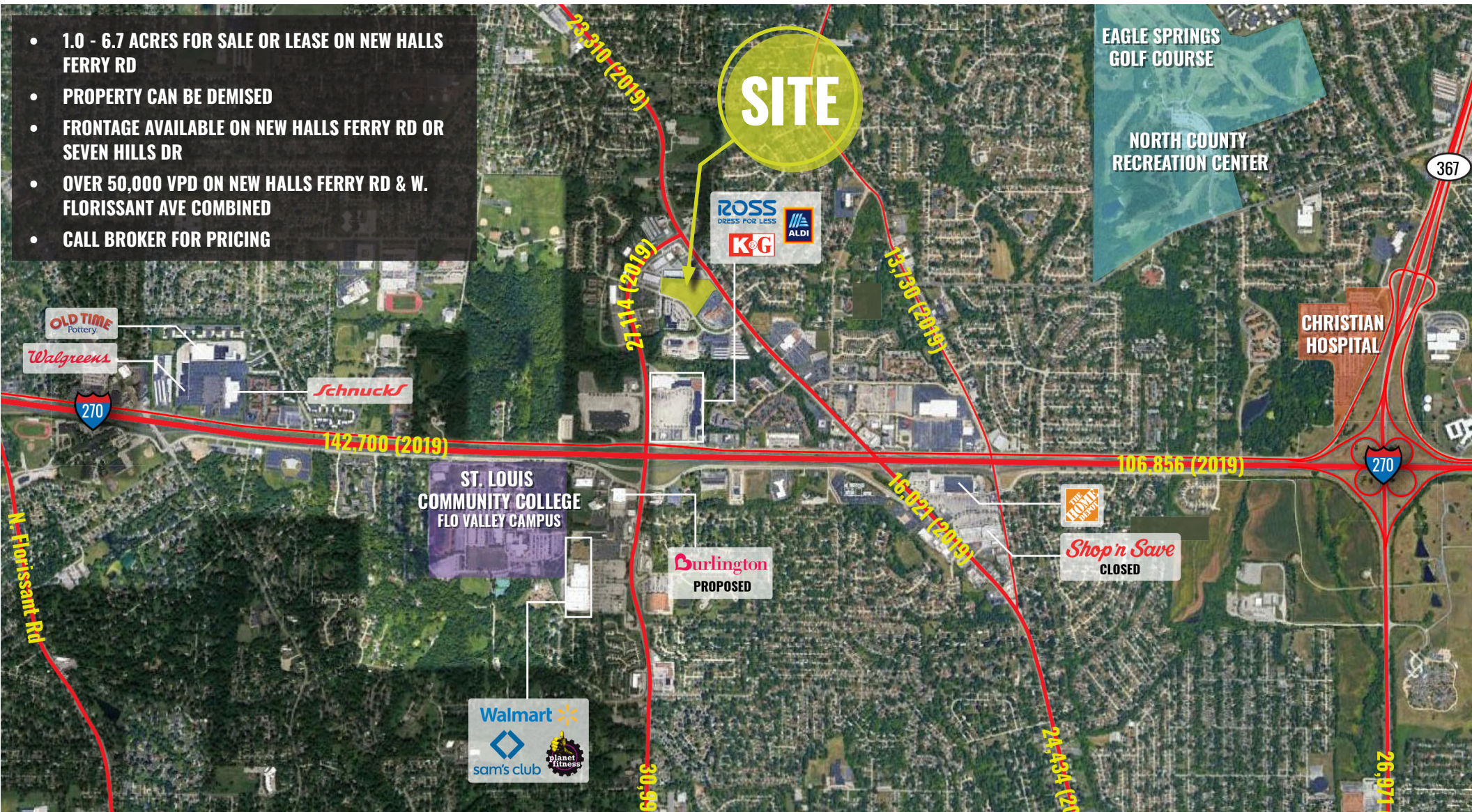
ALEX APTER

314.818.1562 (OFFICE)

314.488.5900 (MOBILE)

Alex@LocationCRE.com

- 1.0 - 6.7 ACRES FOR SALE OR LEASE ON NEW HALLS FERRY RD
- PROPERTY CAN BE DEMISED
- FRONTAGE AVAILABLE ON NEW HALLS FERRY RD OR SEVEN HILLS DR
- OVER 50,000 VPD ON NEW HALLS FERRY RD & W. FLORISSANT AVE COMBINED
- CALL BROKER FOR PRICING



# LOCATION.

commercial real estate



[www.LocationCRE.com](http://www.LocationCRE.com)

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.