

3200 LINDBERGH (N HWY 67 ST)

OUTPARCELS AVAILABLE AT HEAVILY TRAFFICATED INTERSECTION IN FLORISSANT, MO.

WELCOME **DISCOUNT TIRE**



SITE(S)

21,465 (2019)

19,997 (2019)

28,231 (2019)

New Halls Ferry Rd 23,310 (2019)

Lindbergh Blvd

AspenDental
MOD

Chick-fil-A

Walmart

Walgreens

MATTRESS FIRM
verizon

DISCOUNT TIRE

STARBUCKS COFFEE

DOLLAR TREE

ULTA petco
Ashley Michaels
FIVE BELOW

ALDI

Target

Panera

LONGHORN

Applebee's

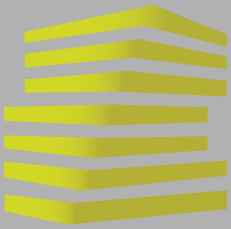
CHIPOTLE
PANDA EXPRESS

McALISTER'S DELI

Schnucks
Marshalls THE HOME DEPOT
PETSMART
OfficeMax



LOCATION.
commercial real estate



3200 LINDBERGH (N HWY 67 ST)

MARKET OVERVIEW

BRIAN DEUTSCH

314.818.1561 (DIRECT)

314.805.6150 (MOBILE)

Brian@LocationCRE.com

MIKE PETTIT

314.818.1550 (OFFICE)

636.288.5412 (MOBILE)

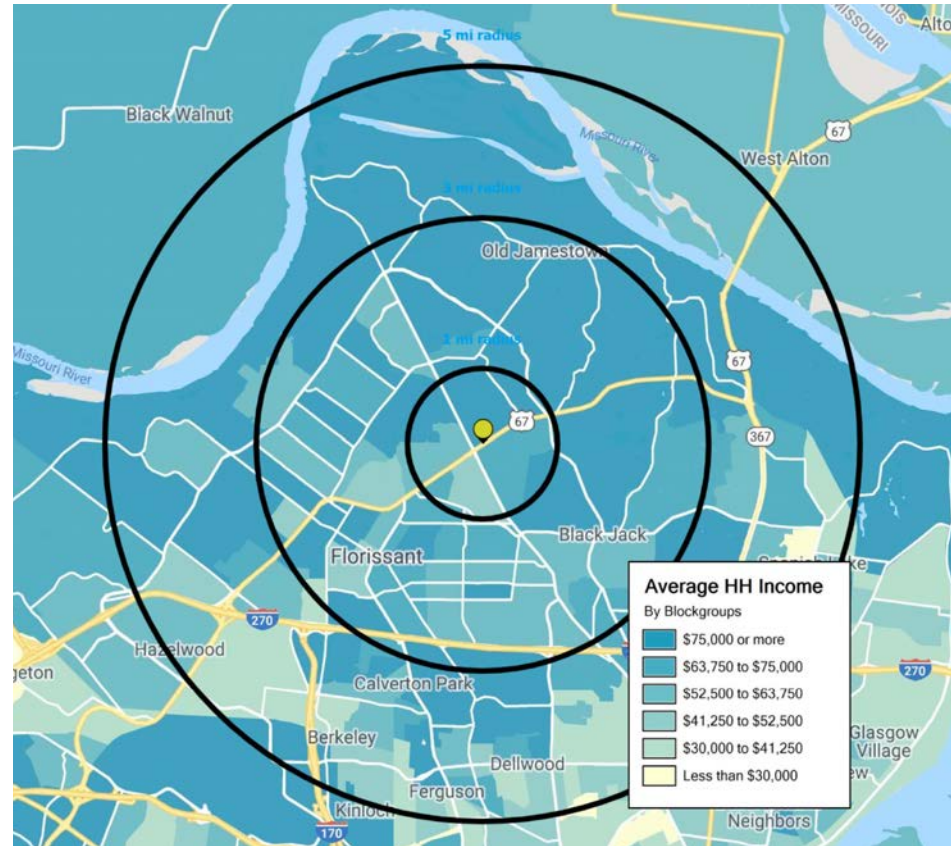
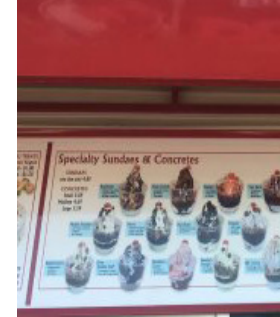
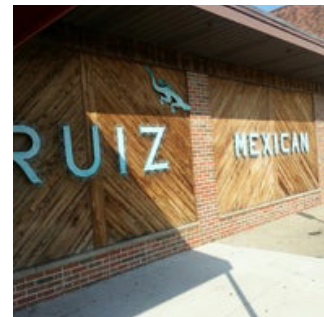
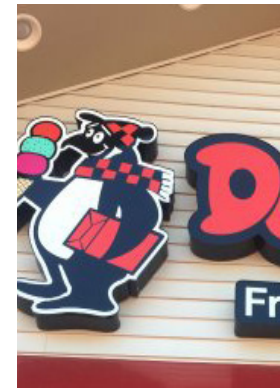
Mike@LocationCRE.com

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.

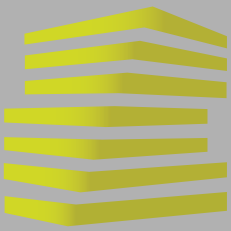
With affordable housing and good schools, Florissant is a progressive and thriving town with a reputation for being "warm and friendly."



2020 DEMOGRAPHICS	POPULATION	1 MILE	3 MILES	5 MILES
		11,966	86,567	178,221
	HOUSEHOLDS	5,001	35,545	72,673
	AVG HH INCOME	\$76,476	\$76,190	\$71,107



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SITE PLAN

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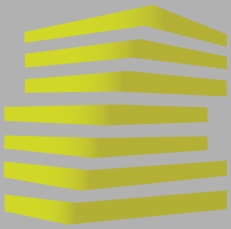


- PRIME OUTPARCEL OPPORTUNITIES AT SIGNALIZED ENTRANCE
- EXCELLENT VISIBILITY TO LINDBERGH BLVD. AND EXPOSURE TO OVER 37,000 VPD WITH GREAT CO-TENANCY OF PROMINENT NATIONAL RETAIL IN SURROUNDING AREA INCLUDING THE ADJACENT WALMART
- CALL BROKER FOR PRICING



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MARKET AERIAL

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