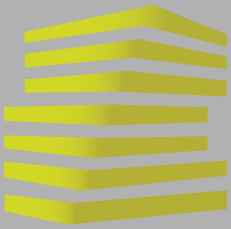


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**8471 N. LINDBERGH BLVD.**

3,385 SQUARE FEET AVAILABLE AT HIGHLY VISIBLE CENTER WITH PYLON SIGNAGE AVAILABLE AND FULL ACCESS TO NORTHBOUND AND SOUTHBOUND N. LINDBERGH BLVD. IN FLORISSANT, MO.

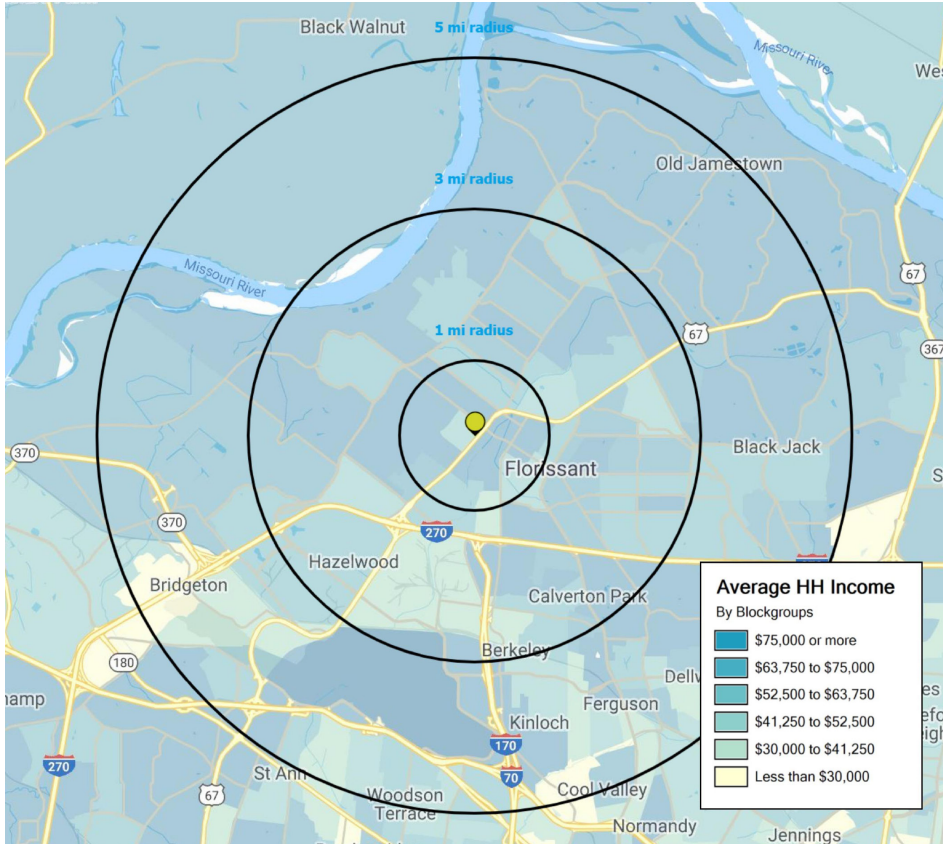


# 8471 N. LINDBERGH BLVD.

## MARKET OVERVIEW

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Brian@LocationCRE.com

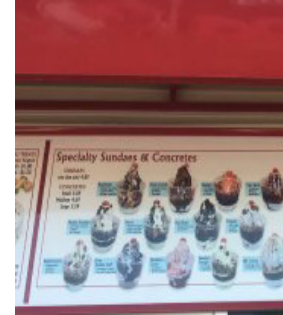
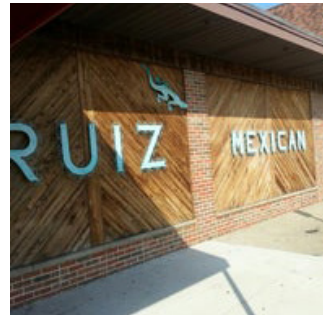
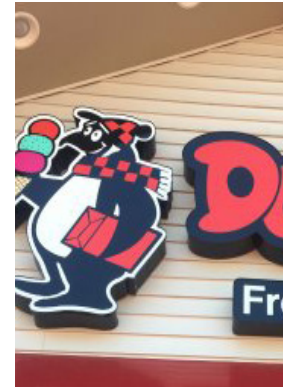


Florissant, a second-ring suburb of St. Louis, is located in North St. Louis County. Money magazine in 2012 ranked Florissant one of the Top 100 Best Places to live in their survey of America's best small cities. In 2014, website mcom ranked Florissant as #1 in their list of Best Small Cities to Retire 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 city in Missouri.

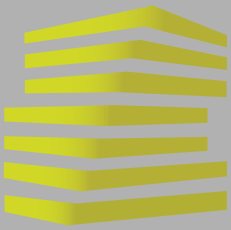
Florissant is home to two theological colleges: St. Louis Christian College and Gateway College of Evangelical Urshan Graduate School of Theology. Lindenwood College, a private liberal arts university located in St. Charles, Missouri, has an extension campus in Florissant.

Nestled in the middle of the city is Historic Old Town Florissant, combining vintage nostalgia with a fun, vibrant community. Stores, restaurants and other businesses are housed in charming historic buildings, and rows of 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 "warm and friendly."



2020 DEMOGRAPHICS	POPULATION	1 MILE	3 MILES	5 MILES
	HOUSEHOLDS	5,997	38,864	68,496
	AVG HH INCOME	\$67,309	\$72,802	\$72,482



# 8471 N. LINDBERGH BLVD.

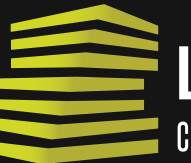
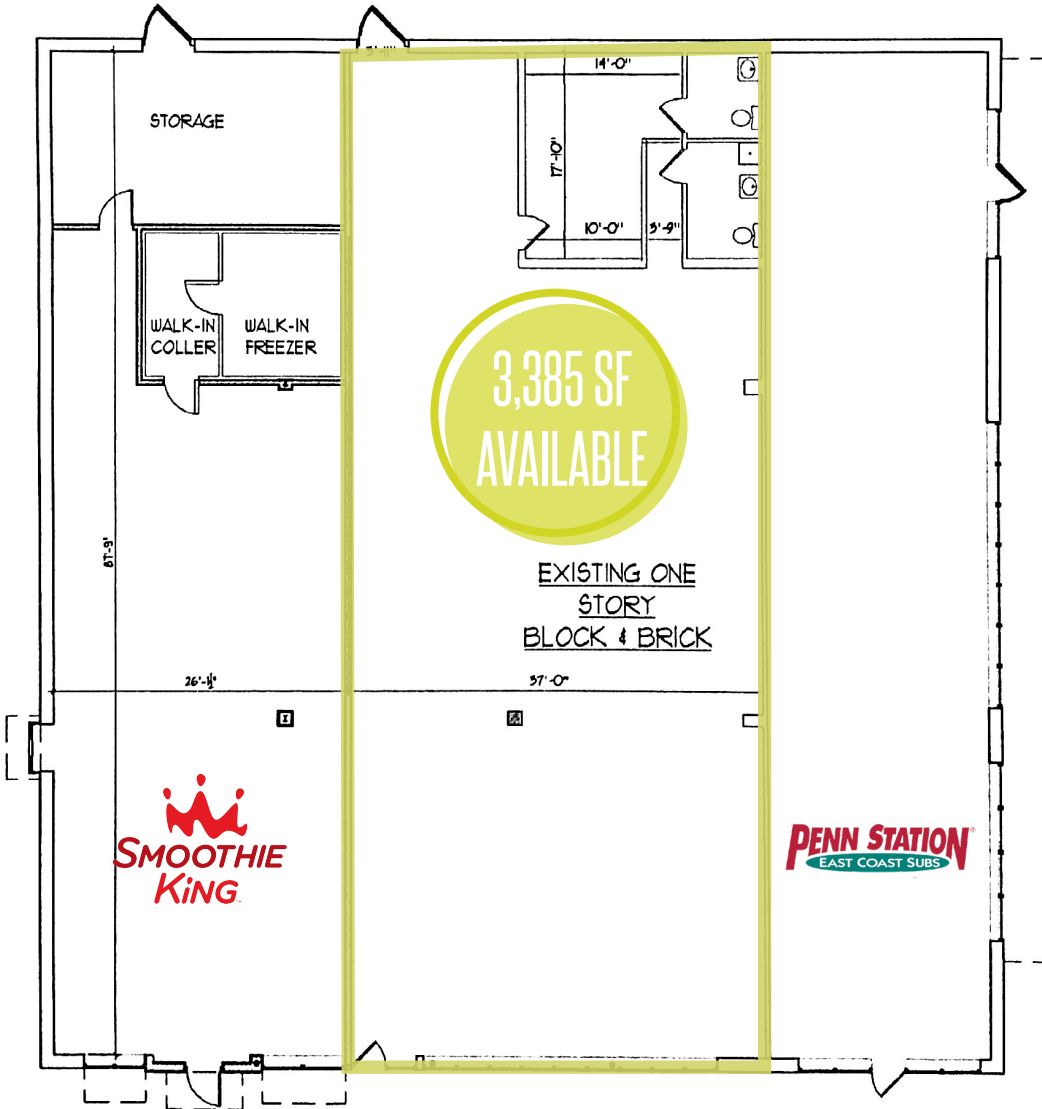
## FLOOR PLAN

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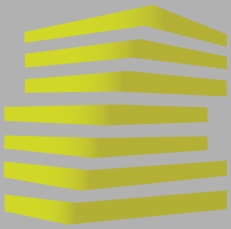


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## MARKET AERIAL

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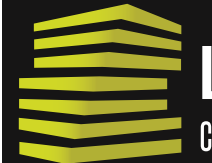
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