

9260 & 9290 W. FLORISSANT AVE.

2.2 ACRES AVAILABLE ON HARD CORNER
IN NORTH ST. LOUIS COUNTY.

Public Storage

Hollywood
Beauty

Canfield Dr

W Florissant Ave 27,137 (2019)

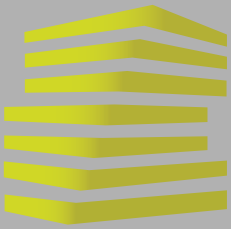
300' +/- Frontage

REDEVELOPMENT
SITE

NORTHLAND
CHOP SUEY



LOCATION.
commercial real estate



9260 & 9290 W. FLORISSANT AVE.

MARKET OVERVIEW

BEN WEIS

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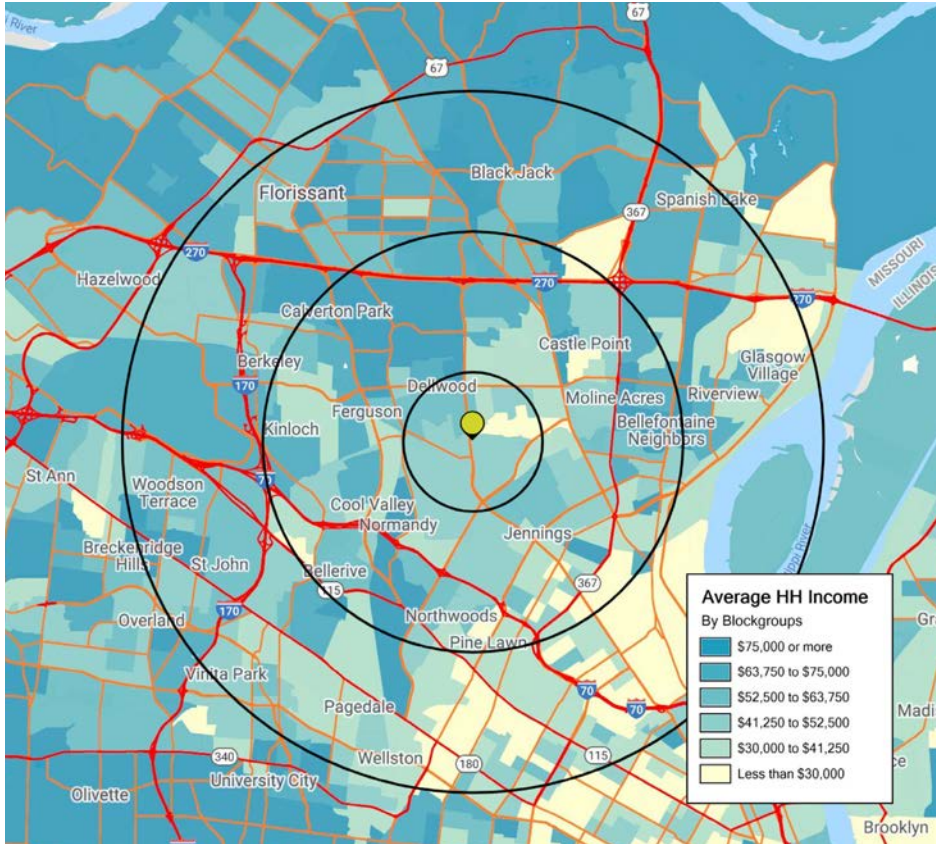
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IAN SILBERMAN

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A city of small town charm, unique history and diverse neighborhoods, Ferguson is a community over 21,000 people call home. Ferguson is located adjacent to Florissant, in North St. Louis County with close proximity to Downtown St. Louis and just minutes from Lambert-St. Louis International Airport. Ferguson is home to St. Louis Community College – Florissant Valley, one of the four schools in the St. Louis Community College system.

Northpark, a planned 550-acre premier business park, will be spread over Ferguson and neighboring communities in North St. Louis County. Adjacent to Lambert-St. Louis International Airport, Northpark will host over five million square feet of office, retail and light industrial space. Northpark is anticipated to create 12,000 jobs and generate an estimated \$7 billion in regional economic impact upon completion. To date, Northpark has completed over one million square feet of development, and is home to Express Scripts Headquarters, Vatterott, Schnucks, SKF, Toro, Staples and Hilton Garden Inn. The headquarters of the Emerson Electric Company is located in Ferguson. Emerson employs approximately 132,000 people in 230 manufacturing locations worldwide. The award-winning Ferguson Farmers' Market, founded in 2002, is open every Saturday and is a popular destination in the area. Ferguson Brewing Company has been serving local microbrews since 2010.

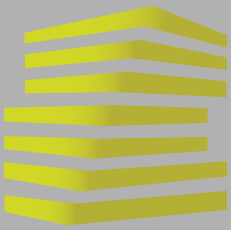


2020 DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				13,383	109,963	255,085
				5,379	44,738	104,629
				\$45,559	\$52,243	\$52,894



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.



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SITE PLAN + DETAILS

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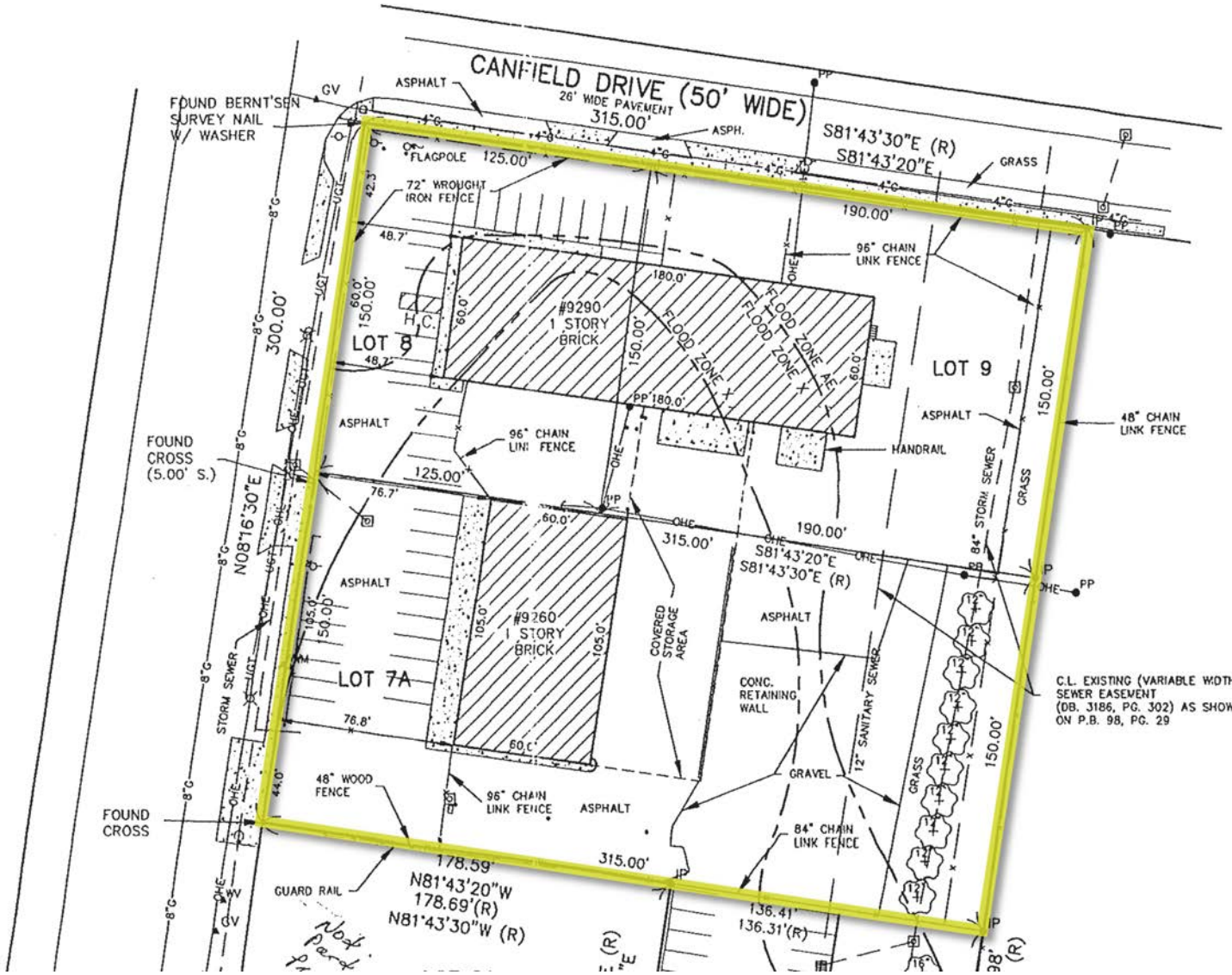
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- 2.2 ACRES AT HARD CORNER
- ACCESS TO LIGHTED INTERSECTION
- 300' +/- FRONTAGE ON WEST FLORISSANT AVENUE
- 27,137 VPD ON WEST FLORISSANT AVENUE
- CONTACT BROKER FOR PRICING

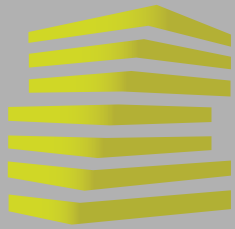


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MARKET AERIAL

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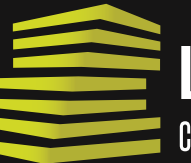
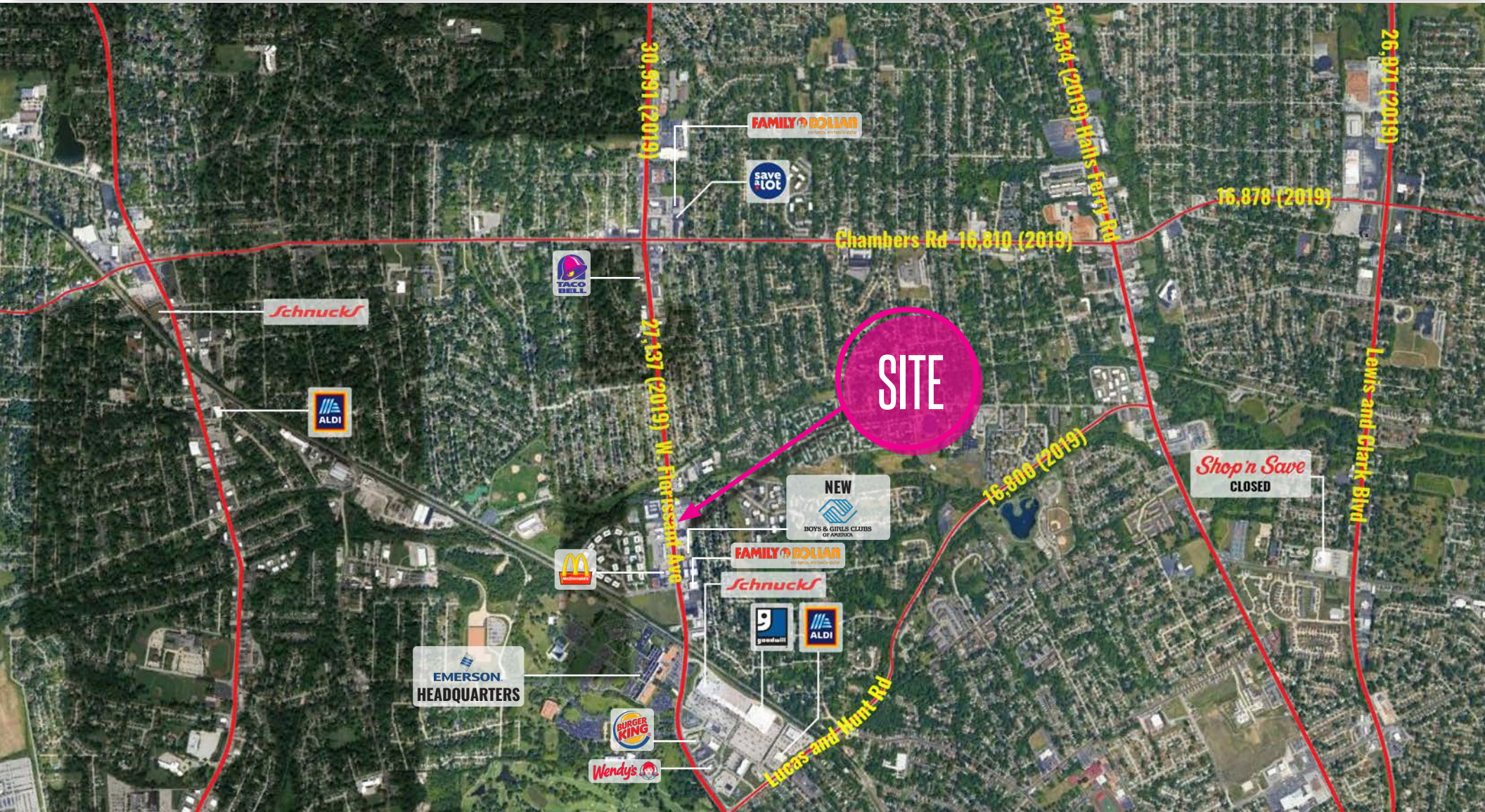
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