

SHOPPES AT KOCH PARK

SHOPPES AT KOCH PARK FLORISSANT, MISSOURI

SANSONE
group

TENANT INDEX

SUITE	TENANT	SQ.FT.
1	Schnucks	53,410
2A	Great Clips	1,700
2B	Apple Nail & Spa	1,940
3	Koch Park Dental	2,130
4A	St. Louis County	2,650
4B	Esse Health	4,584
5	China Garden	1,040
6	Gateway Credit Union	1,040
7	Farm Bureau Insurance	1,040
8	Marygrove Child Center	1,040
9	AVAILABLE	1,040
10	Salon 67	2,080
11	Irma Jean's Neighborhood Restaurant & Sports Bar	5,100



FOR LEASE: 1,040 SF Available



NWC CHARBONIER RD & SHACKELFORD RD
2109-2175 Charbonier Rd • Florissant, MO 63131

PROPERTY FEATURES

- Schnucks anchored retail center located in North St. Louis County
- Excellent visibility at the intersection of Charbonier Rd and Shackelford Rd/Howdershell Rd
- Directly across from Koch Park which is home to several sports fields, fitness center, aquatic center and many other amenities catering to area families
- Traffic Counts:
Charbonier Rd: 14,184 VPD
Shackelford Rd: 35,370 VPD

Area Demographics

1 mile	14,318	5,661	\$74,241
3 miles	70,137	28,505	\$73,976
5 miles	127,438	50,692	\$75,864



For more information, contact:

Grant Mechlin, CCIM
gmechlin@sansonegroup.com

Tim McFarland
tmcfarland@sansonegroup.com

SANSONE
group

www.sansonegroup.com

314-727-6664

120 S. Central, Suite 500
St. Louis, Missouri 63105



314-727-6664

www.sansonegroup.com

**120 S. Central, Suite 500
St. Louis, Missouri 63105**

