



RETAIL SPACE FOR LEASE

3025 N Highway 67
Florissant, Missouri 63033

High Profile Florissant Location!

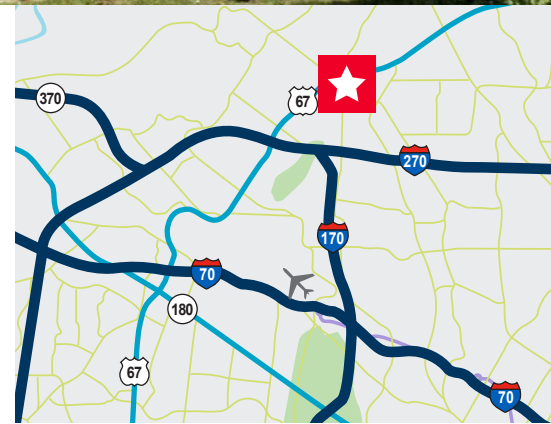


3025 N Highway 67

1,650 - 3,515 SF Available - Next to Starbucks!

Property Highlights

- High profile retail location at “Main & Main” corner in Florissant, MO
- 52,239 vehicles per day between New Halls Ferry & N Hwy 67 (Lindbergh)
- Site provides ample parking in front and rear lots.
- Area retailers include: Walmart, Target, Home Depot, Schnucks Supermarket, Aldi, Chick Fil A, Marshals, PetSmart, Starbucks and more!



Demographics

	1 Mile	3 Miles	5 Miles
Daytime Population	4,143	25,084	48,096
Population	12,827	90,329	177,523
Average HH Income	\$71,382	\$76,374	\$70,462

Traffic Count

New Halls Ferry Rd - 26,526 VPD US Hwy 67 - 25,713 VPD

David Wirth

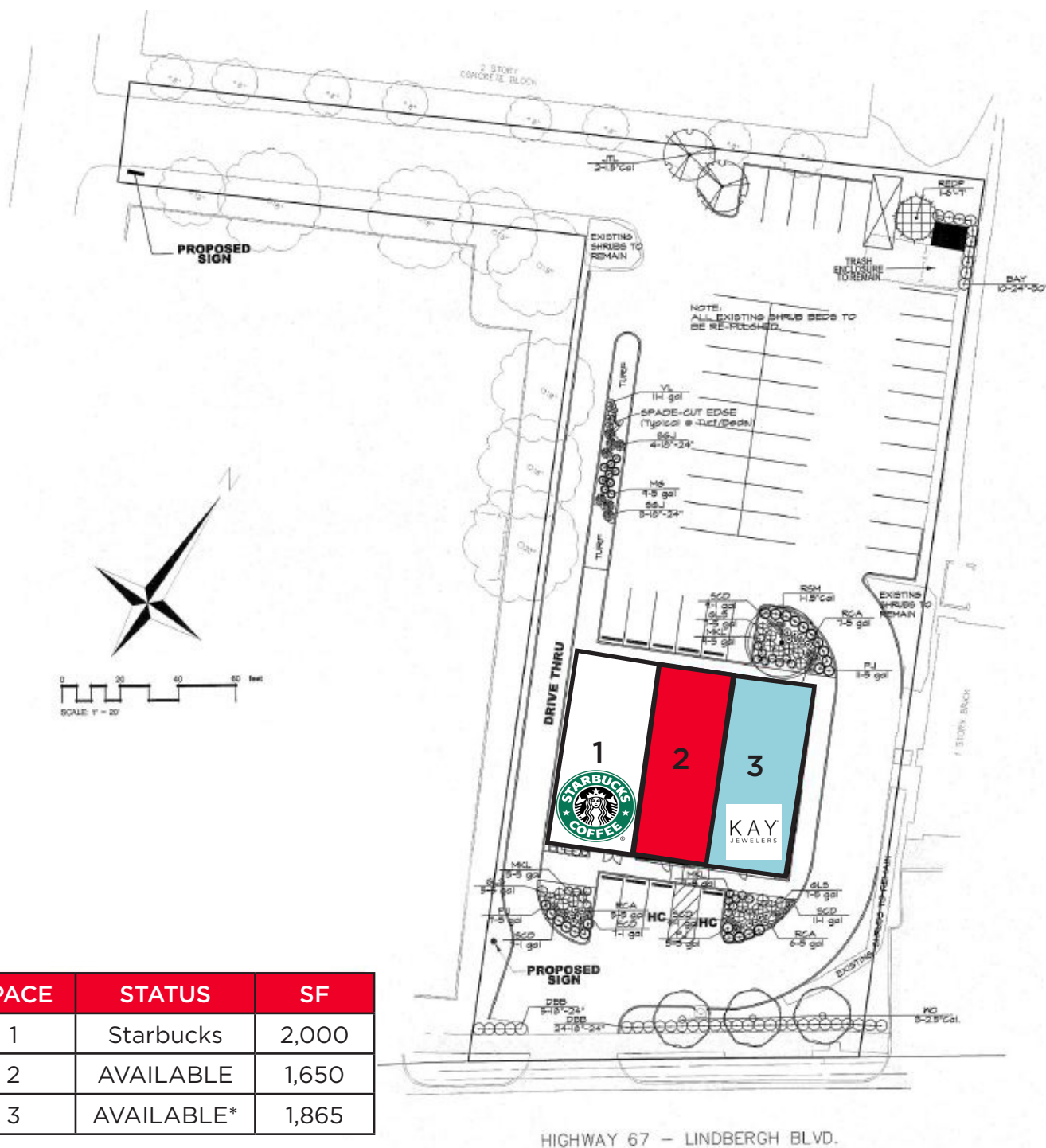
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SPACE	STATUS	SF
1	Starbucks	2,000
2	AVAILABLE	1,650
3	AVAILABLE*	1,865

* Kay Jewelers currently operating but space can be made available

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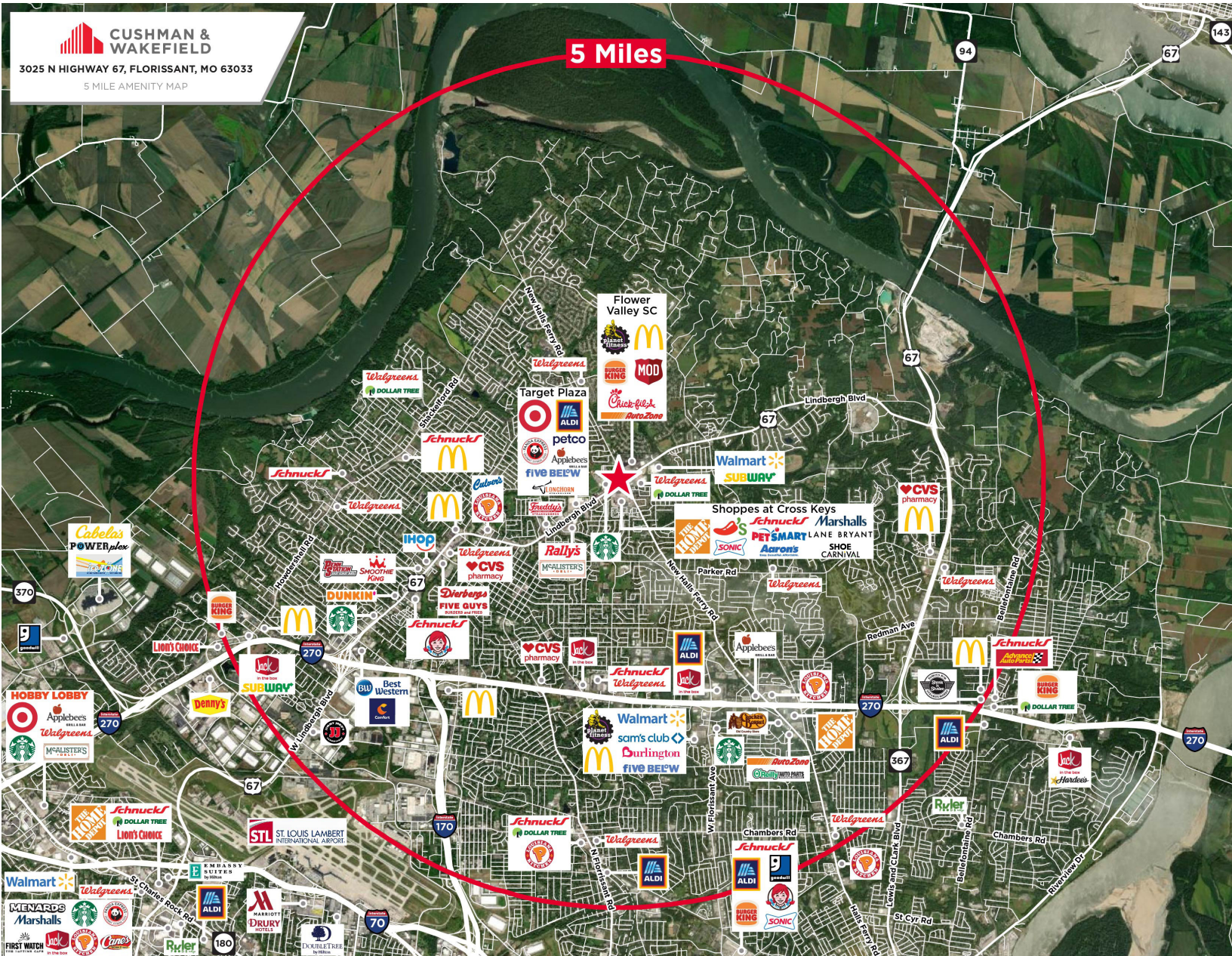
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Location Aerial



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