

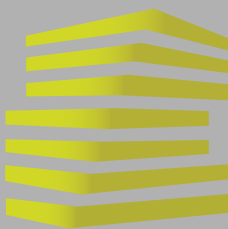


LOCATION.
commercial real estate

FORMER FAMILY DOLLAR

8320 AIRPORT RD | AVAILABLE FOR SUBLEASE

BERKELEY, MO



8320 AIRPORT RD

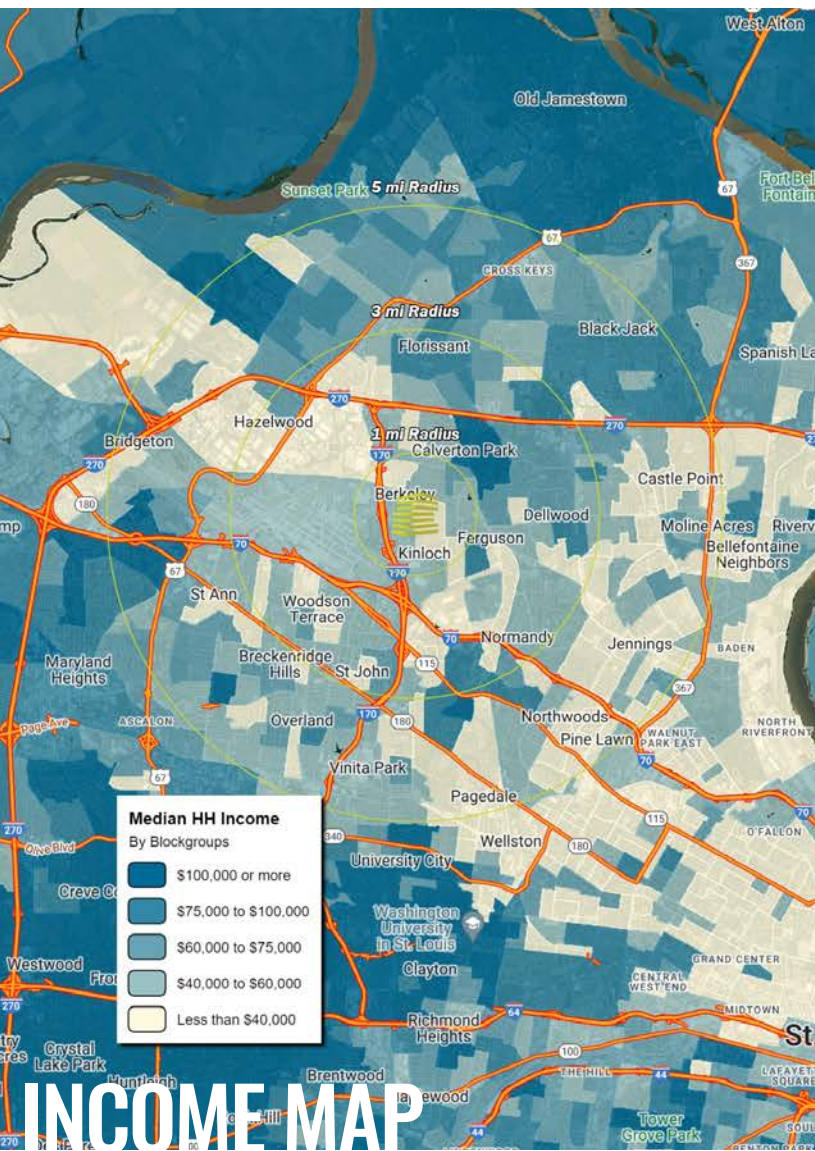
NEIGHBORHOOD VIBE

BEN WEIS

314.818.1563 (OFFICE)

314.629.6532 (MOBILE)

Ben@LocationCRE.com



TRADE AREA OVERVIEW

Located in North St. Louis County, Berkeley is an inner-rings suburb of St. Louis and was incorporated in 1937. Berkeley is known for being the home of Boeing Integrated Defense Systems. Portions of the Lambert-St. Louis International Airport are also located within city limits.

Berkeley is nestled just south of Florissant which 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.

The Boeing Company's Defense, Space and Security division is headquartered in Berkeley, near St. Louis Lambert International Airport. Boeing employs over 14,000 people in the St. Louis area, and is the 4th largest employer in the St. Louis area as of June 2020. It was announced just recently that Boeing will produce a next-generation trainer jet for the U.S. Air Force under a \$9.2 billion contract, a win that the company has said would support 1,800 direct and indirect jobs to the region.

North County's outstanding location is minutes away from the major attractions of both Downtown St. Louis and St. Louis County. North County offers a peaceful, civil environment that benefits from convenient proximity to the business, cultural and entertainment centers of St. Louis.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	7,924	74,254	250,928
HOUSEHOLDS	3,017	30,806	104,463
EMPLOYEES	2,266	33,221	90,154
MED HH INCOME	\$58,988	\$73,336	\$72,745

AREA RETAIL

Schnucks



DOLLAR TREE



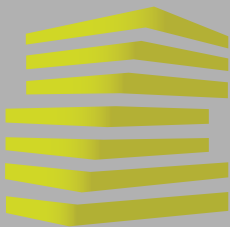
DOLLAR GENERAL



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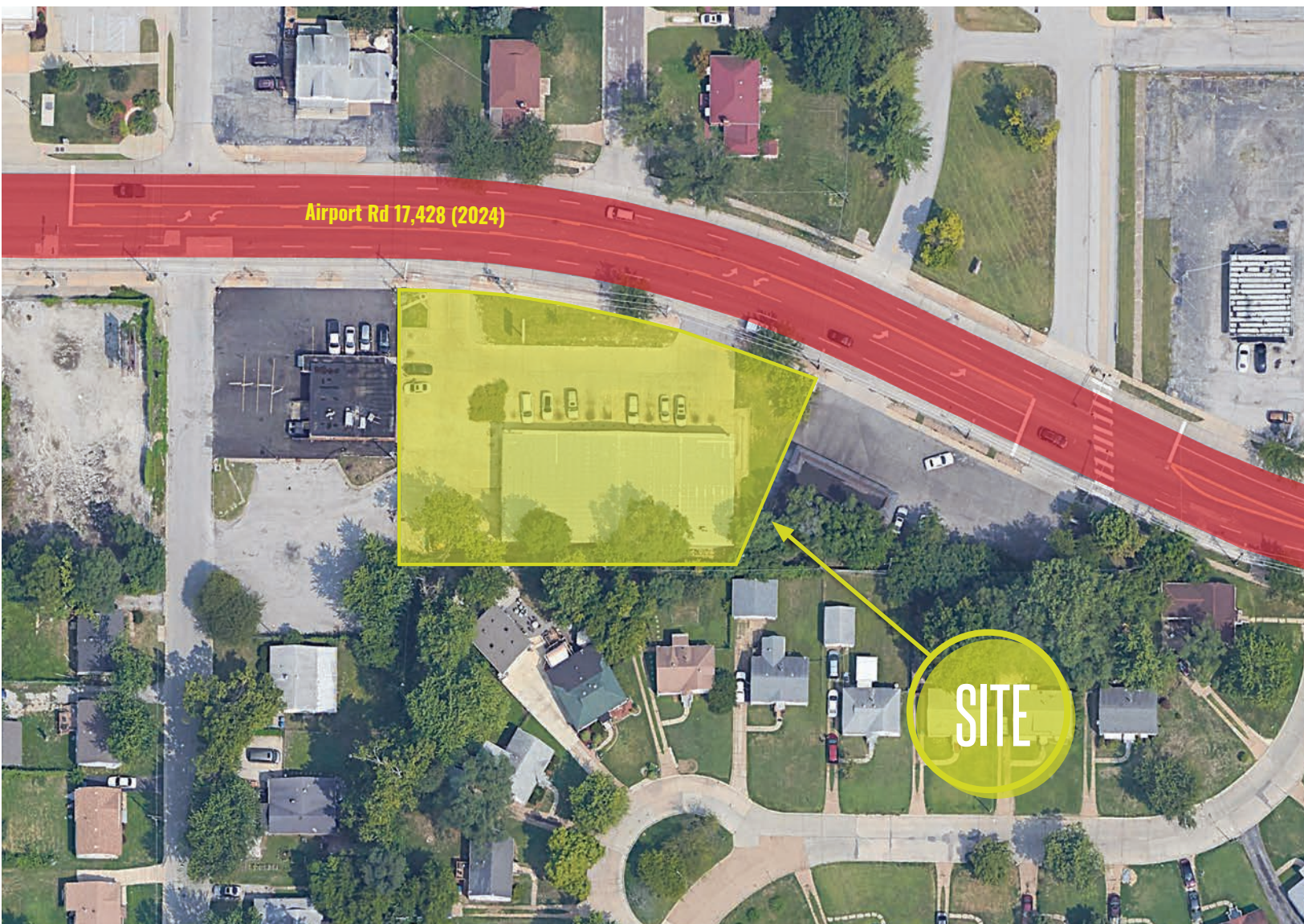
ZOOM AERIAL & DETAILS

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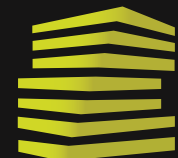
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- 7,426 SF FORMER FAMILY DOLLAR
- LEASE EXPIRATION APRIL 30, 2027
- FREESTANDING SITE WITH PYLON SIGNAGE
- HIGH VISIBILITY TO 12,756 VPD ON AIRPORT ROAD
- CONTACT BROKER FOR PRICING



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