

807 LEE AVE

FESTUS, MO
FORMER DRIVE-THRU AVAILABLE
3,136 SF | 0.76 ACRES



SITE

PYLON SIGN

VETERANS BLVD 21,573 (2024)





807 LEE AVE

NEIGHBORHOOD VIBE

KEVIN SHAPIRO

314.818.1550 x 106 (OFFICE)

314.283.4691 (MOBILE)

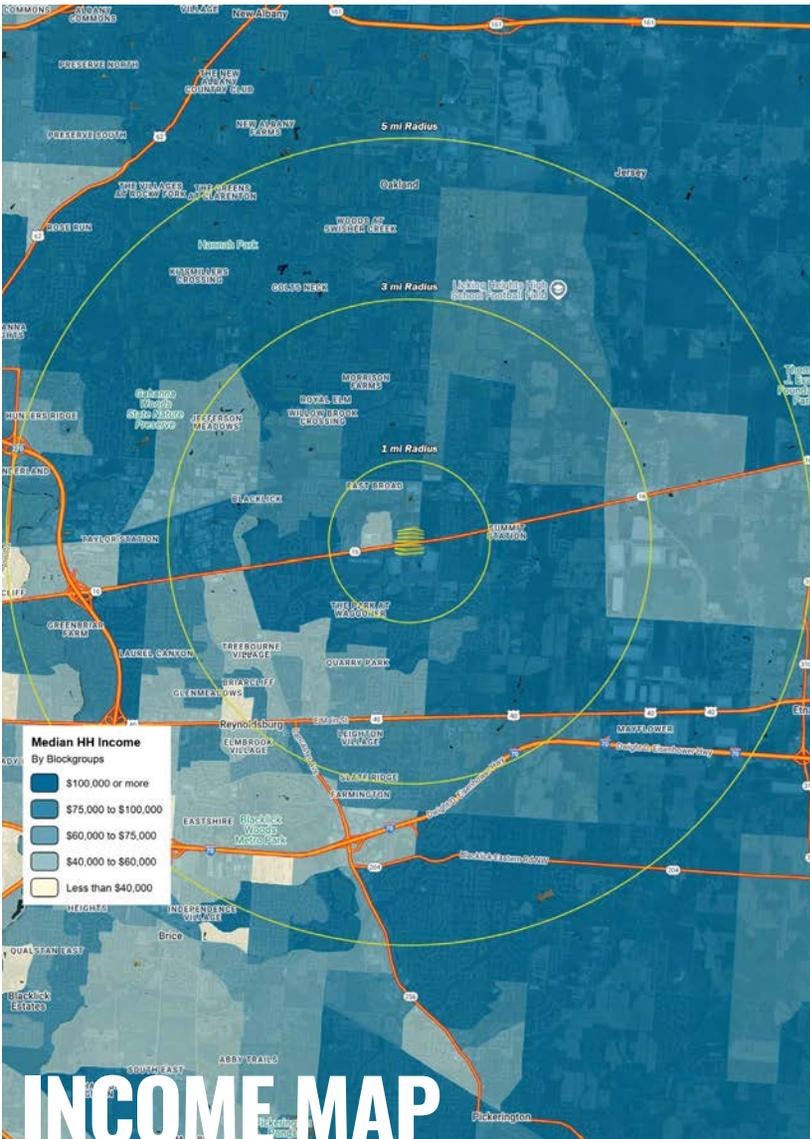
Kevin@LocationCRE.com

MIKE PETTIT

314.818.1550 x 108 (OFFICE)

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TRADE AREA OVERVIEW

FESTUS IS A WELL-ESTABLISHED COMMUNITY LOCATED IN JEFFERSON COUNTY, APPROXIMATELY 35 MILES SOUTH OF DOWNTOWN ST. LOUIS, POSITIONED ALONG THE I-55 CORRIDOR, ONE OF THE REGION'S PRIMARY NORTH-SOUTH TRANSPORTATION ROUTES. TOGETHER WITH NEIGHBORING CRYSTAL CITY, FESTUS SERVES AS A KEY COMMERCIAL, MEDICAL, AND EMPLOYMENT HUB FOR SOUTHERN JEFFERSON COUNTY AND SURROUNDING RURAL COMMUNITIES.

THE LOCAL ECONOMY IS ANCHORED BY MERCY HOSPITAL JEFFERSON, FESTUS R-VI SCHOOL DISTRICT, AND A DIVERSE MIX OF MANUFACTURING, HEALTHCARE, RETAIL, AND SERVICE EMPLOYERS. THE PRESENCE OF THESE MAJOR INSTITUTIONS SUPPORTS A STABLE DAYTIME POPULATION AND CONSISTENT CONSUMER DEMAND THROUGHOUT THE TRADE AREA.

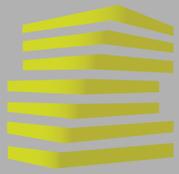
FESTUS'S PRIMARY RETAIL AND COMMERCIAL ACTIVITY IS CONCENTRATED ALONG US-61/67 AND I-55 INTERCHANGES, FEATURING A STRONG MIX OF NATIONAL RETAILERS, GROCERY, RESTAURANTS, HOTELS, AND SERVICE-ORIENTED BUSINESSES THAT SERVE BOTH LOCAL RESIDENTS AND COMMUTERS TRAVELING BETWEEN JEFFERSON COUNTY AND THE ST. LOUIS METRO.

WITH STRONG HIGHWAY ACCESS, CONTINUED RESIDENTIAL GROWTH, AND ITS ROLE AS A REGIONAL SERVICE CENTER, FESTUS OFFERS A STABLE AND HIGH-PERFORMING TRADE AREA WITH LONG-TERM APPEAL FOR RETAIL, MEDICAL, AND COMMERCIAL DEVELOPMENT.

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|----------------------|----------|----------|----------|
| POPULATION | 6,692 | 23,858 | 37,225 |
| HOUSEHOLDS | 2,933 | 9,607 | 14,786 |
| EMPLOYEES | 4,012 | 9,453 | 11,664 |
| MED HH INCOME | \$61,705 | \$74,384 | \$73,278 |

AREA RETAIL | RESTAURANTS



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ZOOM AERIAL & DETAILS

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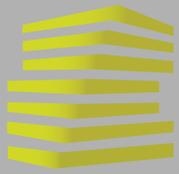
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- 0.76 ACRES
- 3,136 SF FORMER DRIVE-THRU
- FULL ACCESS TURN LANE
- EXCELLENT VISIBILITY TO OVER 21,000 VPD ON LEE AVE
- GREAT ACCESS TO I-55 WITH OVER 74,000 VPD
- LARGE PYLON SIGN
- CONTRACT BROKER FOR PRICING



807 LEE AVE MARKET AERIAL

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