

2,423 SF FORMER QSR ON 1.4 ACRES

1 5 8 H O W D E R S H E L L R O A D

FLORISSANT, MO



REALTY  INCOME
The Monthly Dividend Company®



LOCATION.
commercial real estate

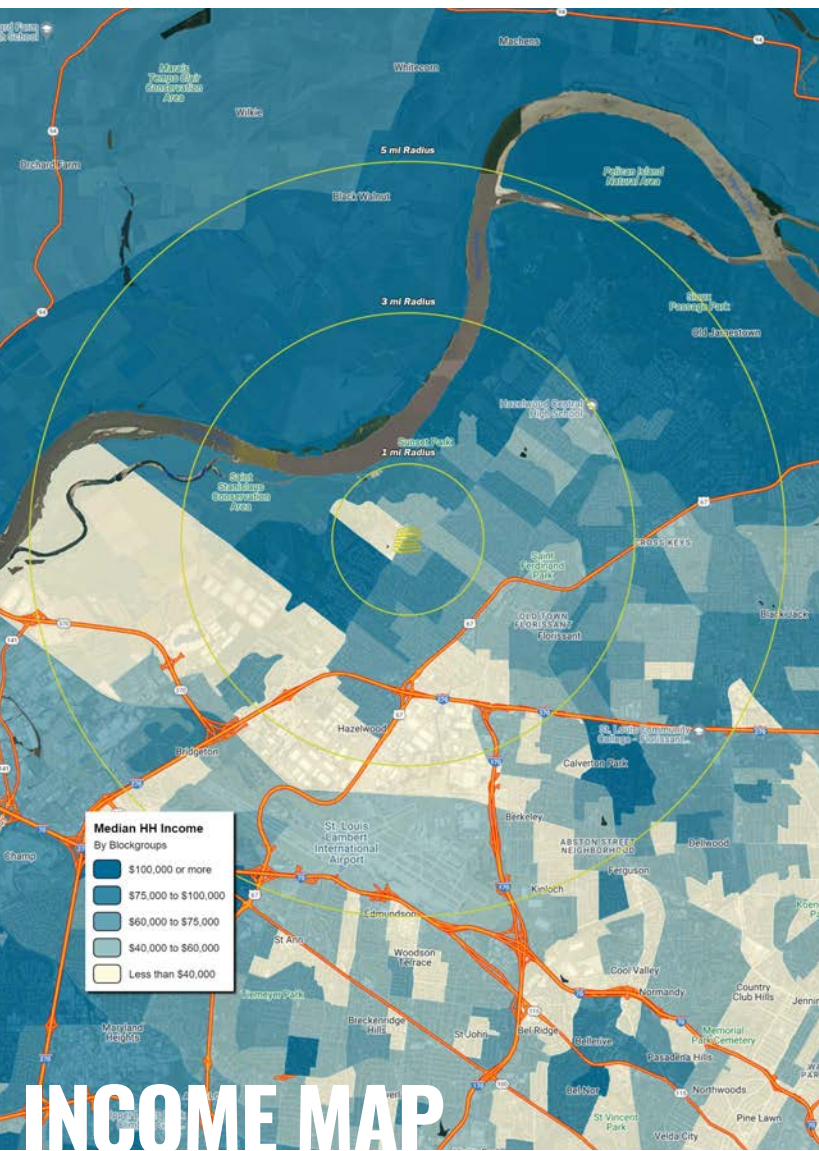


158 HOWDERSHELL ROAD
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

FLORISSANT, A SECOND-RING SUBURB OF ST. LOUIS, IS LOCATED IN NORTH ST. LOUIS COUNTY APPROXIMATELY 15 MILES NORTHWEST OF DOWNTOWN ST. LOUIS. IT IS THE LARGEST CITY IN NORTH ST. LOUIS COUNTY.

FLORISSANT HAS A RICH HISTORY, DATING BACK TO THE LATE 1700S WHEN FRENCH COLONISTS SETTLED IN THE AREA. THE CITY PLAYED AN IMPORTANT ROLE IN THE LEWIS AND CLARK EXPEDITION, AND WAS A MAJOR HUB FOR TRADE AND TRANSPORTATION IN THE 1800S. TODAY, FLORISSANT IS KNOWN FOR ITS HISTORIC ARCHITECTURE, WHICH INCLUDES SEVERAL WELL-PRESERVED EXAMPLES OF 19TH-CENTURY HOMES AND BUILDINGS.

THE CITY OF FLORISSANT IS HOME TO SEVERAL PARKS AND RECREATIONAL AREAS, INCLUDING THE FLORISSANT VALLEY PARK, WHICH FEATURES A COMMUNITY CENTER, PLAYGROUNDS, AND SPORTS FIELDS. THE CITY ALSO HOSTS SEVERAL COMMUNITY EVENTS THROUGHOUT THE YEAR, INCLUDING THE FLORISSANT VALLEY OF FLOWERS FESTIVAL, THE OLD TOWN FALL FESTIVAL, AND A FARMERS' MARKET.

FLORISSANT HAS MAJOR EMPLOYERS IN INDUSTRIES SUCH AS HEALTHCARE, MANUFACTURING, AND RETAIL. THE CITY IS ALSO KNOWN FOR ITS STRONG EDUCATION SYSTEM, WITH SEVERAL PUBLIC AND PRIVATE SCHOOLS SERVING STUDENTS FROM KINDERGARTEN THROUGH HIGH SCHOOL. THE CITY IS HOME TO THE ST. LOUIS COMMUNITY COLLEGE-FLORISSANT VALLEY CAMPUS, WHICH OFFERS A VARIETY OF DEGREE AND CERTIFICATE PROGRAMS.

IN ADDITION TO ITS ECONOMIC AND EDUCATIONAL OPPORTUNITIES, FLORISSANT IS A DIVERSE AND WELCOMING COMMUNITY WITH A STRONG SENSE OF CIVIC PRIDE. NESTLED IN THE MIDDLE OF THE CITY IS HISTORIC OLD TOWN FLORISSANT, COMBINING VINTAGE NOSTALGIA WITH A FUN, BUSTLING COMMUNITY. STORES, RESTAURANTS AND OTHER BUSINESSES ARE HOUSED IN CHARMING HISTORIC BUILDINGS, AND ROWS OF RESTORED CENTURY HOMES RUN ALONG PEACEFUL TREE-LINED STREETS. WITH AFFORDABLE HOUSING AND GOOD SCHOOLS, FLORISSANT IS A PROGRESSIVE AND THRIVING TOWN WITH A REPUTATION FOR BEING "WARM AND FRIENDLY."

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	13,690	68,674	127,132
HOUSEHOLDS	5,559	28,212	51,496
EMPLOYEES	1,983	25,293	56,580
MED HH INCOME	\$74,066	\$67,751	\$70,470

AREA RETAIL | RESTAURANTS

Schnucks

ALDI

McDonald's

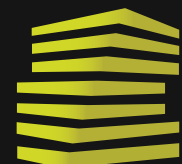
QuikTrip

DQ
Grill & Chill

FAMILY DOLLAR

Walgreens

Valvoline

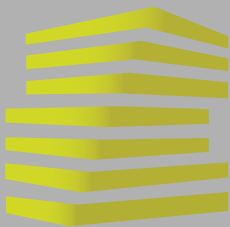


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158 HOWDERSHELL ROAD

ZOOM AERIAL + DETAILS

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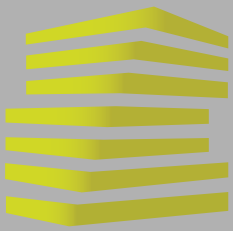
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- **2,423 SQUARE FOOT FORMER FAST FOOD RESTAURANT ON 1.4-ACRE LOT IN FLORISSANT, MO**
- **SIGNALIZED ACCESS**
- **CLOSE PROXIMITY TO SCHNUCK'S GROCERY WITH 842.9K ANNUAL VISITS** * VISITOR DATA PROVIDED BY PLACER.AI
- **THE PROPERTY SITS BETWEEN NEW ALDI CURRENTLY UNDER CONSTRUCTION AND QUIK TRIP**
- **UNOBSTRUCTED VISIBILITY TO NEARLY 20,000 VPD ON HOWDERSHELL ROAD**
- **CALL BROKER FOR PRICING**



TAKE A 360 VIRTUAL TOUR NOW!



158 HOWDERSHELL ROAD

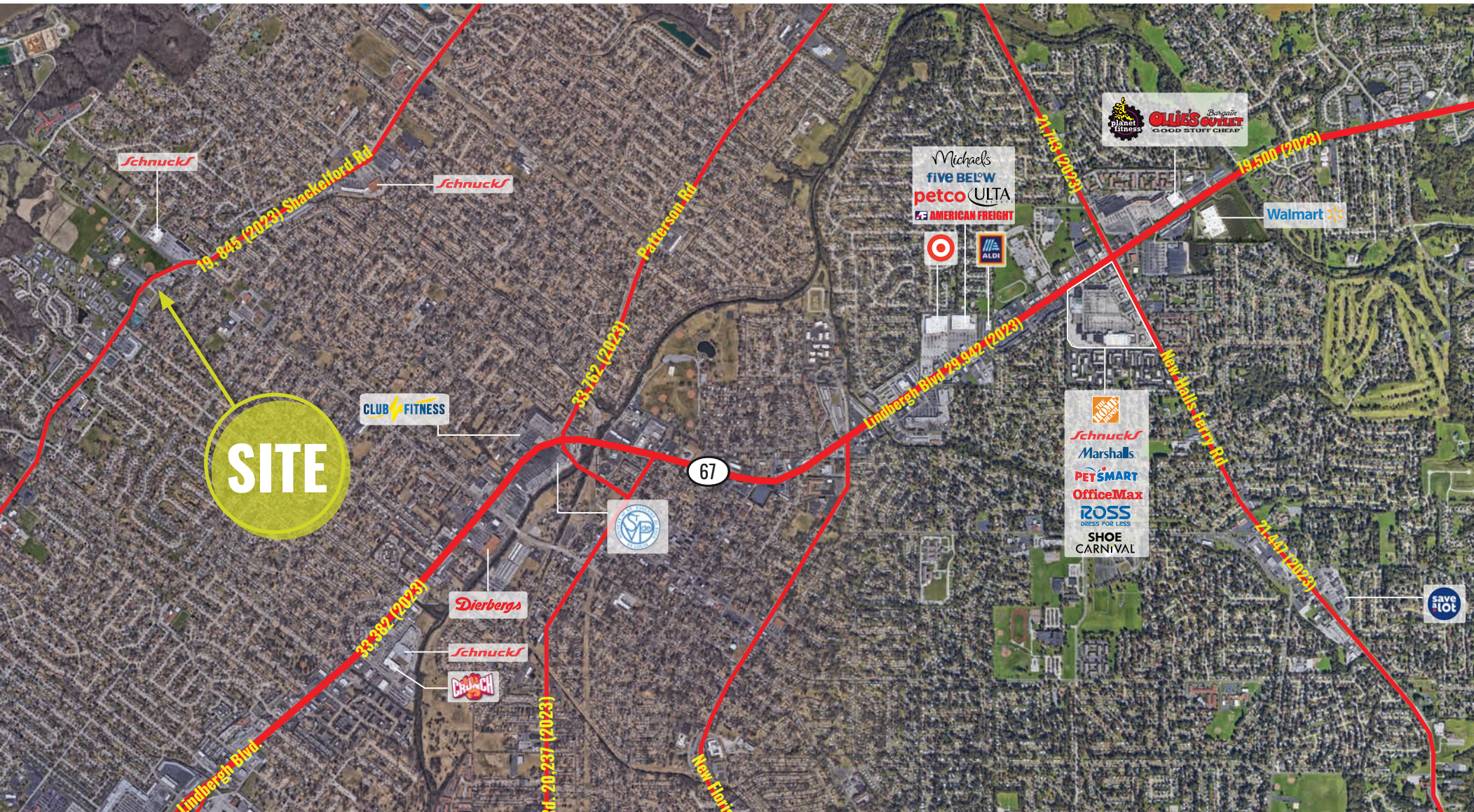
MARKET AERIAL

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