

38,060-54,160 SF
END CAP SPACE
AVAILABLE FOR LEASE

2393 N HIGHWAY 67

FLORISSANT, MO

SITE



Michaels

five BELOW

petco

CULTA

FAMILY HOME FURNISHINGS



Lindbergh Blvd 30,112 (2024)

N Waterford Dr 5,388 (2024)

20,535 (2024)

10,677 (2024)



New Halls Ferry Rd



Schnucks

Marshalls

PETSMART

OfficeMax

ROSS

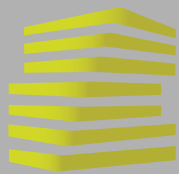
DRESS FOR LESS

SHOE CARNIVAL



LOCATION.

commercial real estate



2393 HWY 67

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TRADE AREA OVERVIEW

FLORISSANT IS A HISTORIC AND WELL-ESTABLISHED SUBURB LOCATED APPROXIMATELY 15 MILES NORTHWEST OF DOWNTOWN ST. LOUIS. AS ONE OF THE OLDEST SETTLEMENTS IN MISSOURI, FLORISSANT COMBINES A RICH HERITAGE WITH MODERN SUBURBAN APPEAL, OFFERING STRONG RESIDENTIAL DENSITY, COMMERCIAL ACTIVITY, AND ACCESS TO MAJOR HIGHWAYS INCLUDING I-270 AND HIGHWAY 67 (LINDBERGH BLVD).

WITH A POPULATION OF OVER 50,000 RESIDENTS, FLORISSANT IS ONE OF THE LARGEST MUNICIPALITIES IN ST. LOUIS COUNTY. THE CITY BENEFITS FROM A DIVERSE HOUSING STOCK, NUMEROUS PARKS AND RECREATION CENTERS, AND PROXIMITY TO EMPLOYMENT HUBS THROUGHOUT NORTH COUNTY AND THE ST. LOUIS METRO AREA. ITS CENTRAL LOCATION, COMBINED WITH STRONG TRAFFIC CORRIDORS AND NEARBY INSTITUTIONS, MAKES IT A RELIABLE TRADE AREA FOR BOTH NATIONAL AND LOCAL RETAILERS.

MAJOR EMPLOYERS IN AND AROUND FLORISSANT INCLUDE SSM HEALTH DePaul Hospital, HAZELWOOD SCHOOL DISTRICT, BOEING (ADJACENT IN NORTH ST. LOUIS COUNTY), AND A VARIETY OF RETAIL CENTERS, GOVERNMENT OFFICES, AND HEALTHCARE PROVIDERS. THE CITY ALSO BENEFITS FROM NEARBY ACCESS TO LAMBERT-ST. LOUIS INTERNATIONAL AIRPORT AND NORTHPARK BUSINESS DISTRICT.

FLORISSANT FEATURES SEVERAL SHOPPING CENTERS AND NEIGHBORHOOD HUBS ALONG LINDBERGH BLVD AND NEW HALLS FERRY ROAD. IT IS HOME TO MULTIPLE GROCERY ANCHORS, NATIONAL RETAILERS, AND SERVICE PROVIDERS, MAKING IT A CONSISTENT RETAIL DRAW FOR RESIDENTS OF NORTH COUNTY AND BEYOND.

WITH DEEP COMMUNITY ROOTS, A STRONG RESIDENTIAL BASE, AND EASY ACCESS TO REGIONAL TRANSPORTATION INFRASTRUCTURE, FLORISSANT REMAINS A STABLE AND ATTRACTIVE TRADE AREA FOR COMMERCIAL INVESTMENT AND REDEVELOPMENT OPPORTUNITIES.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	14,276	100,466	173,797
HOUSEHOLDS	5,656	39,920	69,483
EMPLOYEES	3,039	25,453	57,889
MED HH INCOME	\$71,239	\$77,158	\$71,756

AREA RETAIL | RESTAURANTS



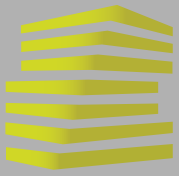
five BELOW



REALTY
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2393 HWY 67

SITE PLAN & DETAILS

BEN WEIS

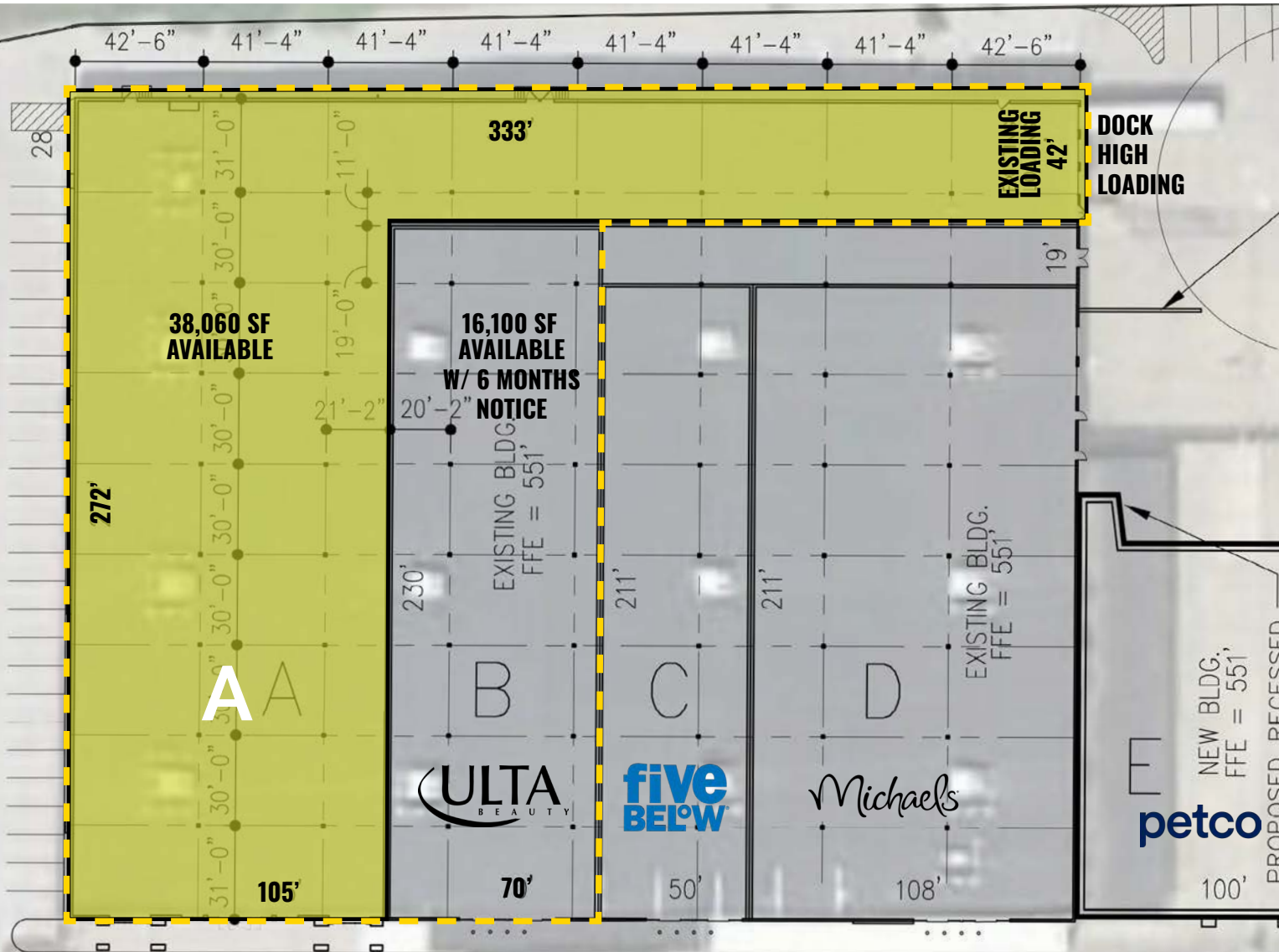
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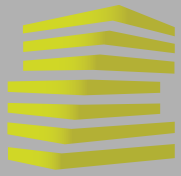
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- **38,060-54,160 SF AVAILABLE FOR LEASE.**
- **STRONG CO-TENANCY WITH ULTA, FIVE BELOW, MICHAELS, PANDA EXPRESS, PANERA, AND CHIPOTLE.**
- **CENTRALLY LOCATED IN THE HEART OF FLORISSANT, WITH SIGNALIZED INTERSECTION ADJACENT TO TARGET.**
- **GREAT VISIBILITY TO NEARLY 30,000 VPD ON HWY 67**
- **DOCK ACCESS AND PYLON AVAILABILITY**
- **TARGET: 1.1M ANNUAL VISITORS**
- **ALDI: OVER 500K ANNUAL VISITORS**
- **CALL BROKER FOR PRICING**



2393 HWY 67

MARKET AERIAL

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