

3,550 SF FOR LEASE

8235 N LINDBERGH BLVD
FLORISSANT, MO

SITE

32,990 (2025) N Lindbergh Blvd

Firestone
COMPLETE AUTO CARE

CALIBER
COLLISION

Auto
Zone

Route 66

PAPA
JOHNS

total
wireless

Wendy's

State Farm

Western Auto

PET
SUPPLIES
PLUS

AT&T

DUNKIN'

Commerce Bank

Schnucks

SEVEN
BREW

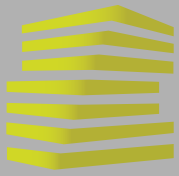
Mattingsly's

CRUNCH

CAPTAIN
D'ANGELO'S
PIZZERIA



LOCATION.
commercial real estate



8235 N LINDBERGH BLVD

NEIGHBORHOOD VIBE

JOE LODES

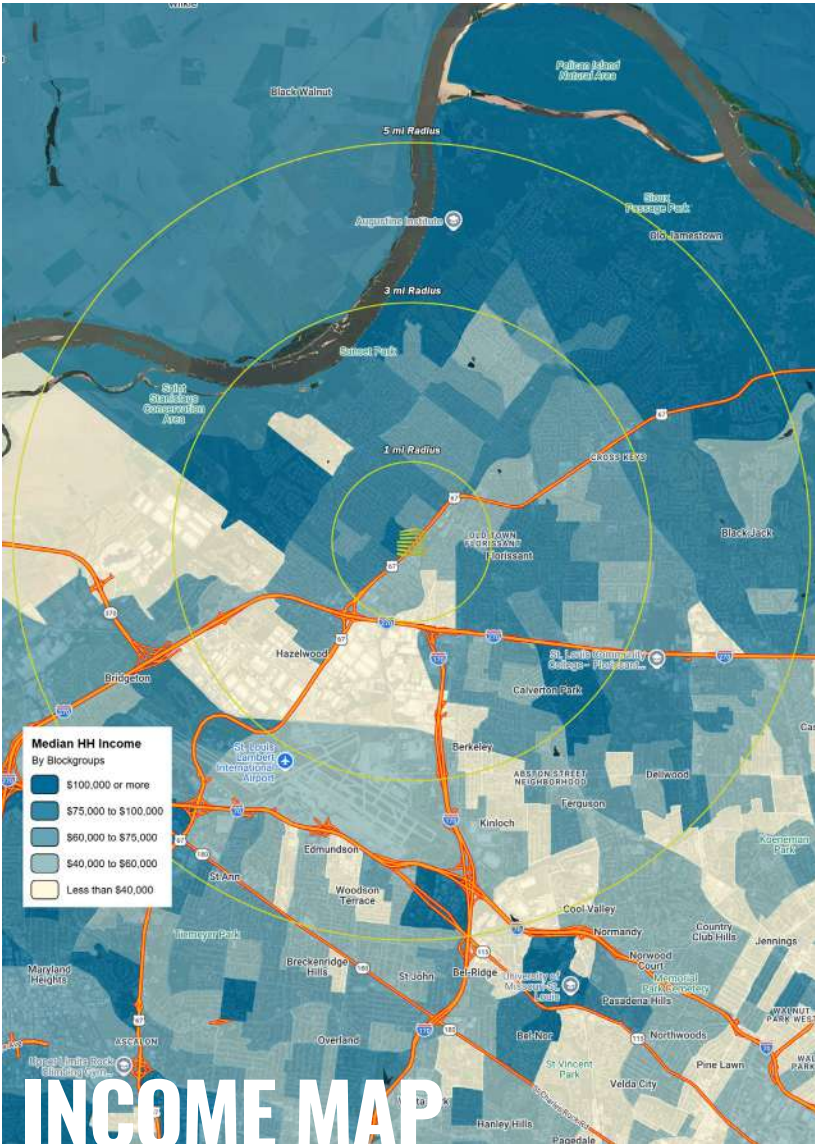
KEVIN SHAPIRO

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Joe@LocationCRE.com

314.818.1550 (OFFICE)
314.283.4691 (MOBILE)
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TRADE AREA OVERVIEW

DEMOGRAPHICS



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.

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."

| | 1 mile | 3 mile | 5 mile |
|----------------------|-----------------|-----------------|-----------------|
| POPULATION | 14,447 | 88,309 | 170,275 |
| HOUSEHOLDS | 6,100 | 35,828 | 68,874 |
| EMPLOYEES | 7,477 | 47,450 | 89,878 |
| MED HH INCOME | \$68,758 | \$70,565 | \$71,171 |

AREA RETAIL | RESTAURANTS

Schnucks

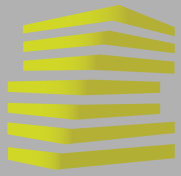
Dierbergs

CRUNCH

CVS
pharmacy

PET
SUPPLIES
PLUS

Walgreens



8235 N LINDBERGH BLVD

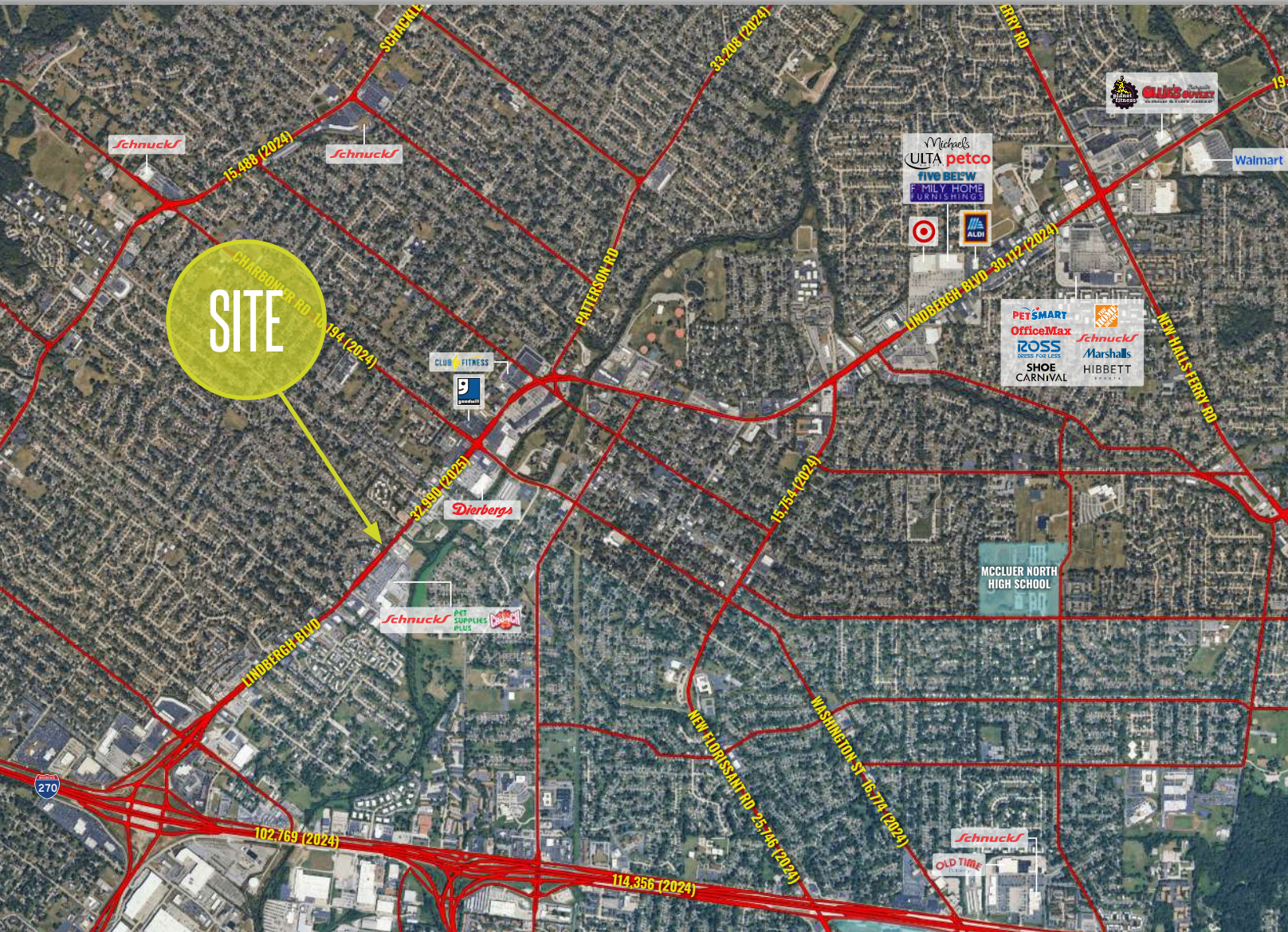
MARKET AERIAL & DETAILS

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- **3,550 SF AVAILABLE FOR LEASE**
- **GREAT VISIBILITY TO 32,990 VPD ON N LINDBERGH BLVD**
- **EASILY ACCESSIBLE AND CONVENIENTLY LOCATED ACROSS FROM SCHNUCKS AND CRUNCH FITNESS**
- **CALL BROKER FOR PRICING**