

FLORISSANT MARKETPLACE

8200 N. LINDBERGH BLVD

FLORISSANT, MO

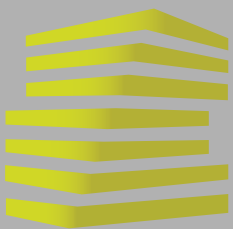
WELCOME



Schnucks



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commercial real estate



FLORISSANT MARKETPLACE

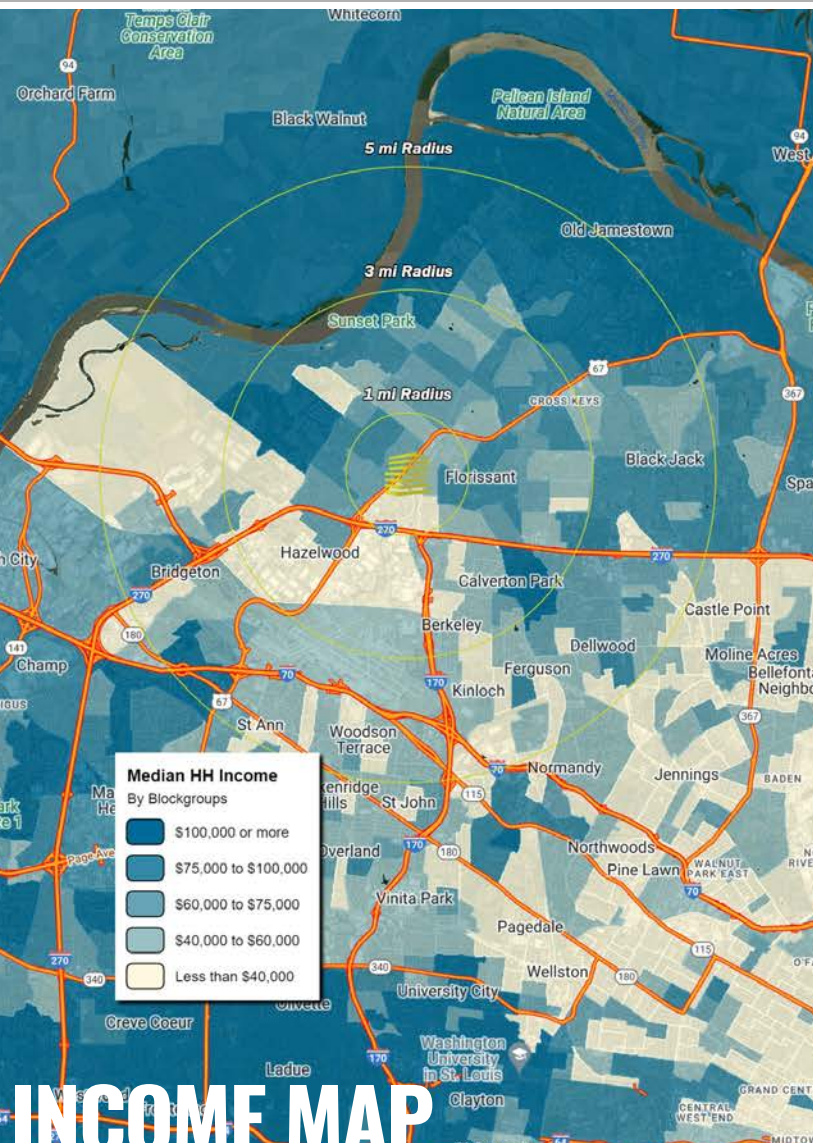
NEIGHBORHOOD VIBE

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INCOME MAP

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	13,567	89,367	173,966
HOUSEHOLDS	5,921	36,467	71,023
EMPLOYEES	5,857	36,459	68,992
MED HH INCOME	\$78,865	\$84,462	\$84,305

AREA RETAIL | RESTAURANTS



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SITE PLAN

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FLORISSANT MARKETPLACE TENANT ROSTER

A	8182	CRUNCH FITNESS	40,154
B	8184	SUPPLEMENT SUPERSTORE	1,400
C	8186	QUEST DIAGNOSTICS	2,800
D	8192	TEA 'N TEA	1,400
E	8194	AAA TRAVEL	4,125
F	8200	SCHNUCKS	70,262
H	8206	PLATO'S CLOSET	3,600
I	8212	AVAILABLE	1,200
J	8214	AVAILABLE (FORMER HAIR SALON)	1,200
K	8218	CHIRO ONE	2,400
L	8220	67 NAILS	1,200
M	8222	WINGSTOP	1,650
N	8226	AT&T	1,866
O	8230	PET SUPPLIES PLUS	5,000
P	8232	PET SUPPLIES PLUS	2,500
Q	8234	BANDANA'S BBQ	5,500

- 1,200-2,400 SF SMALL SHOP SPACE AVAILABLE
- STRONG SCHNUCK'S ANCHORED COMMUNITY CENTER
- OVER 47,000 VPD ON HEAVILY TRAVELED LINDBERGH BLVD
- EXCELLENT VISIBILITY TO LINDBERGH BLVD
- CALL BROKER FOR PRICING

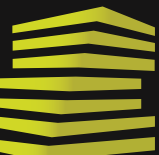
360 VIRTUAL TOURS AVAILABLE SUITES



SUITE 8212



SUITE 8214



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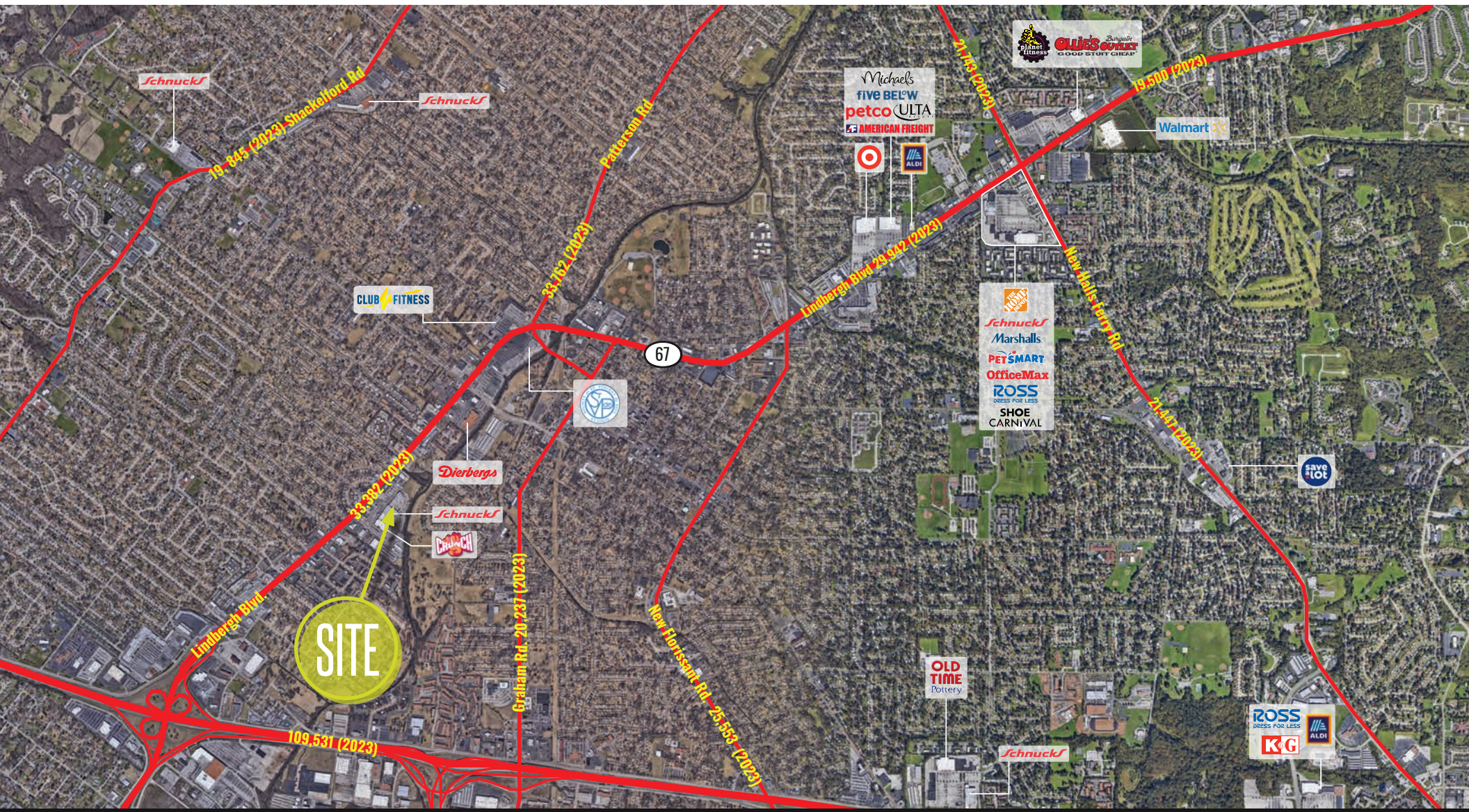
MARKET AERIAL

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