

# FLORISSANT SQUARE

440 - 490 N. HWY 67

FLORISSANT, MO

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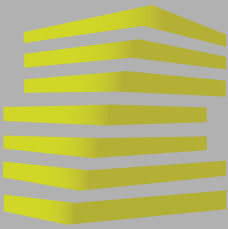
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**Now open  
24 hours.**



**LOCATION.**  
commercial real estate

Welcome  
**Florissant**  
Neighbors

NO  
PARKING  
FIRE  
LANE



# FLORISSANT SQUARE

## SITE PLAN

BEN WEIS

314.818.1563 (OFFICE)  
314.629.6532 (MOBILE)  
Ben@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com



- SIGNALIZED ACCESS
- WALGREENS AND SAVE A LOT ANCHORED CENTER
- 1,226 - 4,713 SF AVAILABLE
- 41,000 + VPD
- CALL BROKER FOR PRICING

Suite	Tenant	SF
460	Walgreens	25,456
462	Restaurant 2.0	5,800
464	AVAILABLE	4,713
468	Save a Lot	17,056
472	Oak Street Health	15,000
480	AVAILABLE	2,100
510	AVAILABLE	1,226
514	AVAILABLE	1,226
518	Chimi's Fresh Mex	5,375
530	Auto Tire	5,850

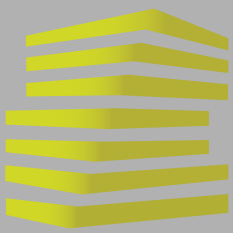


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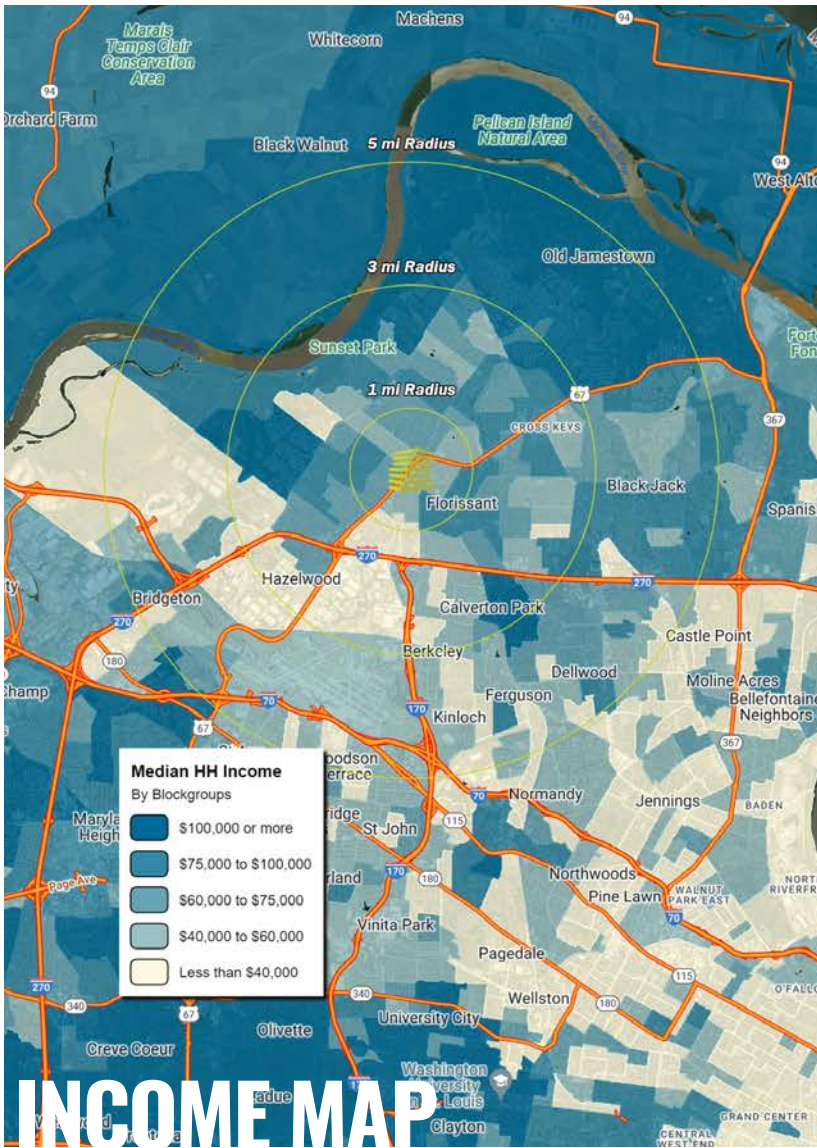
## NEIGHBORHOOD VIBE

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## INCOME MAP

### TRADE AREA OVERVIEW

Florissant, a second-ring suburb of St. Louis, is located in North St. Louis County. Money magazine in 2012 named Florissant one of the Top 100 Best Places to live in their survey of America's best small cities. In 2014, website movoto.com ranked Florissant as #1 in their list of Best Small Cities to Retire to in America. As the 12th largest city in Missouri, Florissant boasts a population of over 52,000 residents. Florissant was also recently ranked as the 2nd safest large city in Missouri.

Florissant is home to two theological colleges: St. Louis Christian College and Gateway College of Evangelism and Urshan Graduate School of Theology. Lindenwood College, a private liberal arts university located in St. Charles, Missouri, has an extension campus in Florissant.

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.

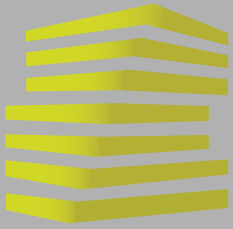
With affordable housing and good schools, Florissant is a progressive and thriving town with a reputation for being "warm and friendly."

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	14,271	96,513	164,271
<b>HOUSEHOLDS</b>	5,964	39,170	66,857
<b>EMPLOYEES</b>	4,759	33,707	64,402
<b>MED HH INCOME</b>	\$79,923	\$86,270	\$84,326

### AREA RETAIL | RESTAURANTS





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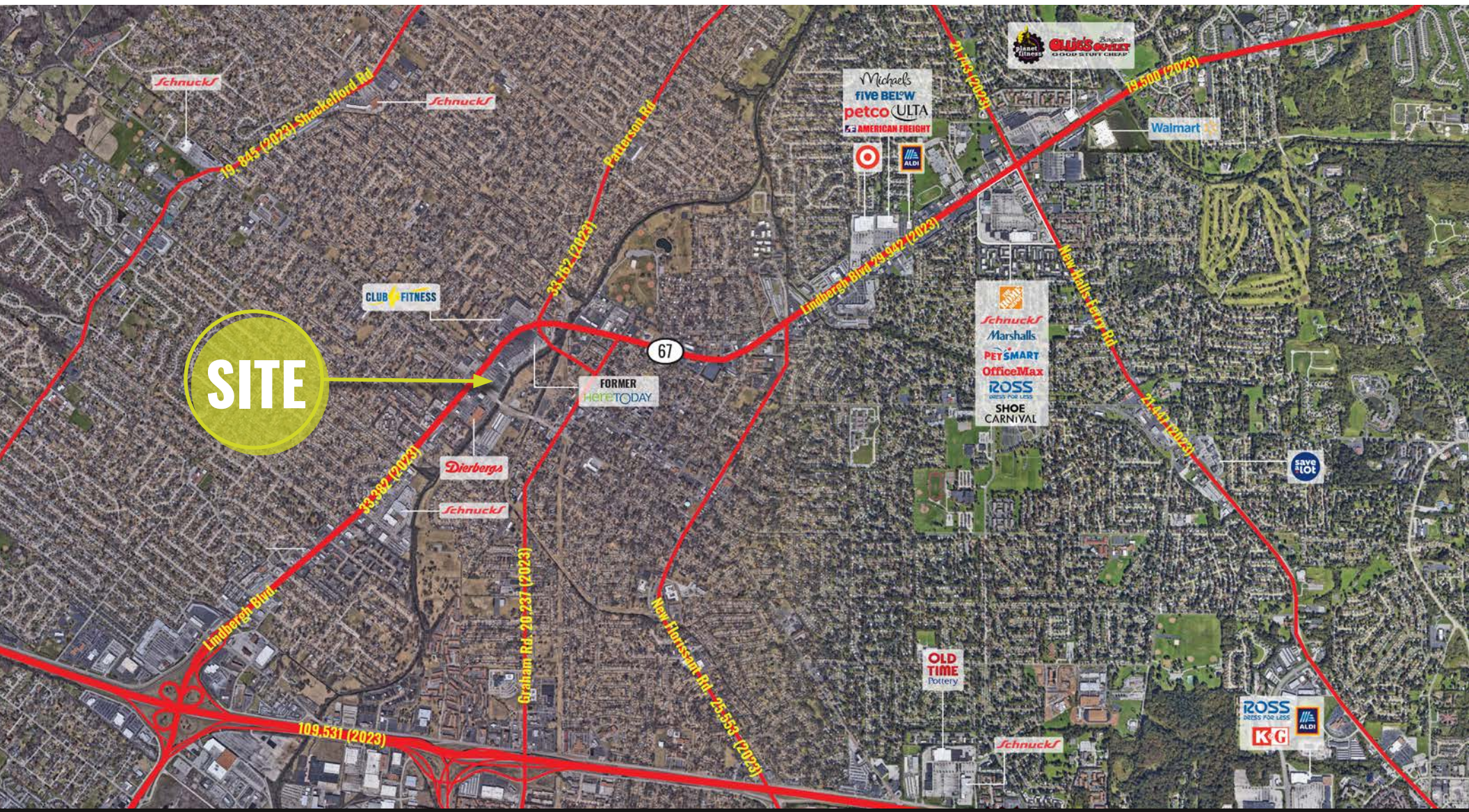
## MARKET AERIAL

BEN WEIS

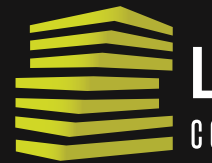
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