

JEFFREY PLAZA

2300 N HIGHWAY 67

FLORISSANT, MO

ArchWell
HEALTH

AVAILABLE
1,950 SF

AVAILABLE
1,250 SF

CHARLEY'S

Vail's Brothers
Savory Chicken & Fish
Brewery & Eatery

ROYAL READY SUPPLY

BUY ONE GET ONE FREE

ROYAL READY SUPPLY

BUY ONE GET ONE FREE

1,250 - 1,950 SF AVAILABLE FOR LEASE



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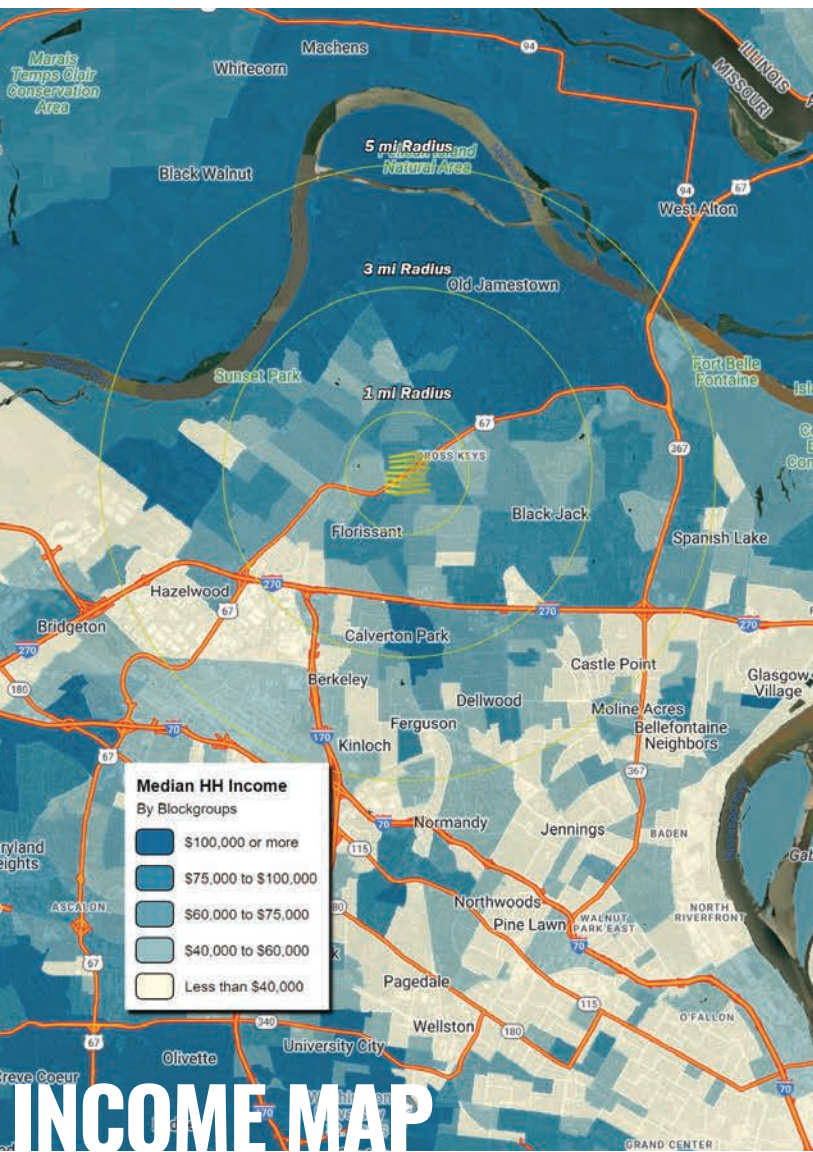
NEIGHBORHOOD VIBE

BEN WEIS

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TONY MOON

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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.

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|----------------------|-----------------|-----------------|-----------------|
| POPULATION | 13,919 | 103,652 | 176,478 |
| HOUSEHOLDS | 5,617 | 41,633 | 71,017 |
| EMPLOYEES | 4,350 | 28,099 | 59,089 |
| MED HH INCOME | \$82,366 | \$89,057 | \$84,103 |

AREA RETAIL | RESTAURANTS



Schnucks



petco

Panera
BREAD®

ROSS
DRESS FOR LESS

ULTA
BEAUTY



Michaels

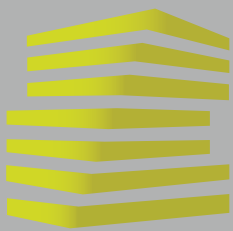


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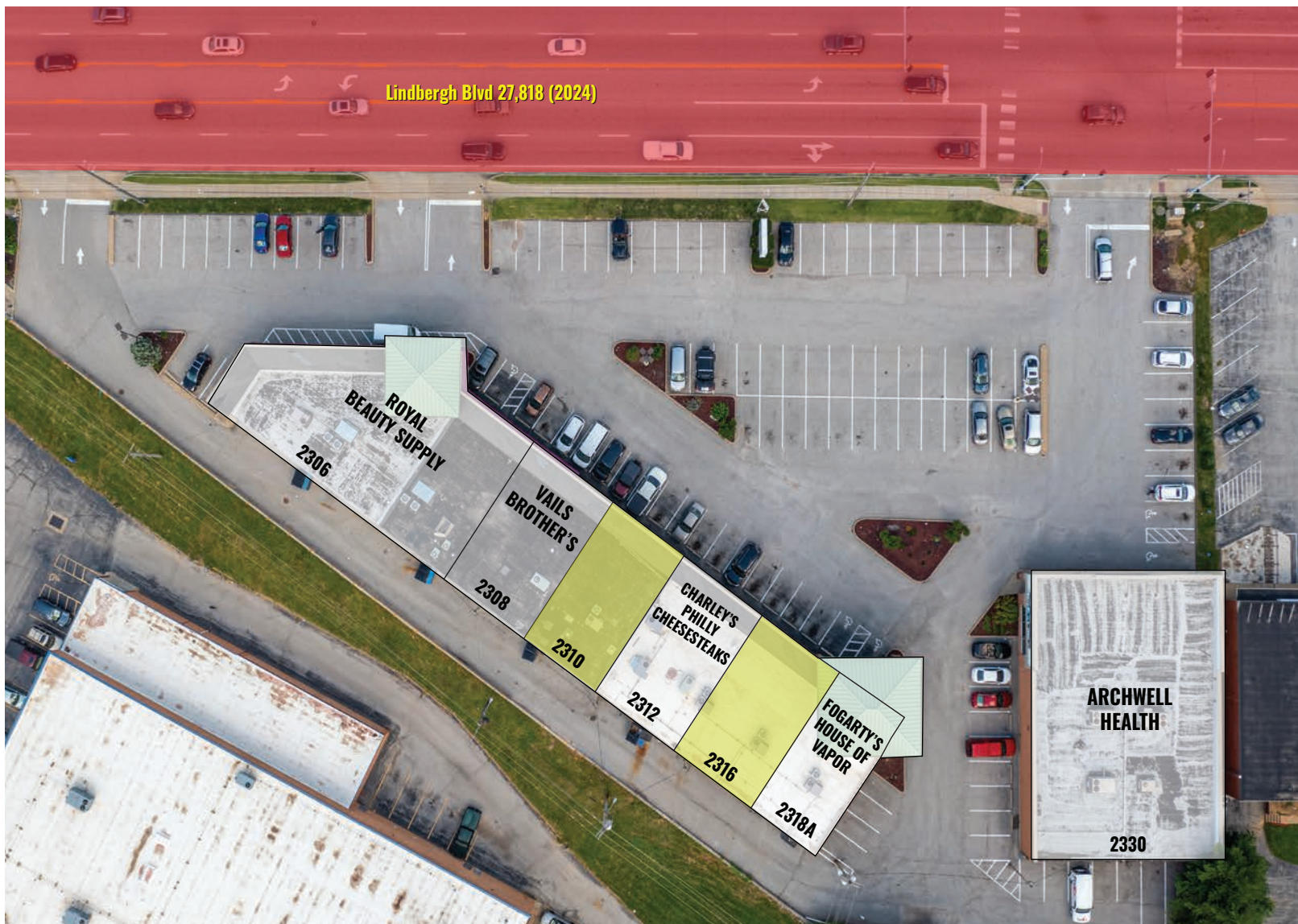
SITE PLAN

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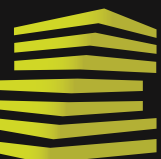
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JEFFREY PLAZA TENANT ROSTER

| | | |
|-------|-------------------------------|-------|
| 2306 | ROYAL BEAUTY SUPPLY | 5,314 |
| 2308 | VAILS BROTHER'S | 1,250 |
| 2310 | AVAILABLE | 1,250 |
| 2312 | CHARLEY'S PHILLY CHEESESTEAKS | 1,250 |
| 2316 | AVAILABLE | 1,950 |
| 2318A | FOGARTY'S | 1,150 |
| 2330 | ARCHWELL HEALTH | 6,510 |

- 1,250 - 1,950 SF AVAILABLE FOR LEASE
- HIGH VISIBILITY TO N LINDBERGH AND LOCATED DIRECTLY ACROSS FROM TARGET ANCHORED SHOPPING CENTER
- EASY ACCESS TO LIGHTED INTERSECTION
- CALL BROKER FOR PRICING

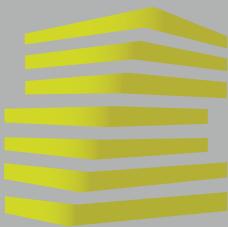


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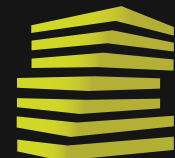
ZOOM AERIAL

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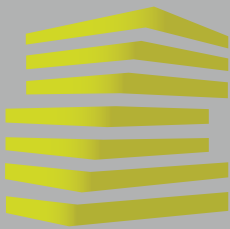
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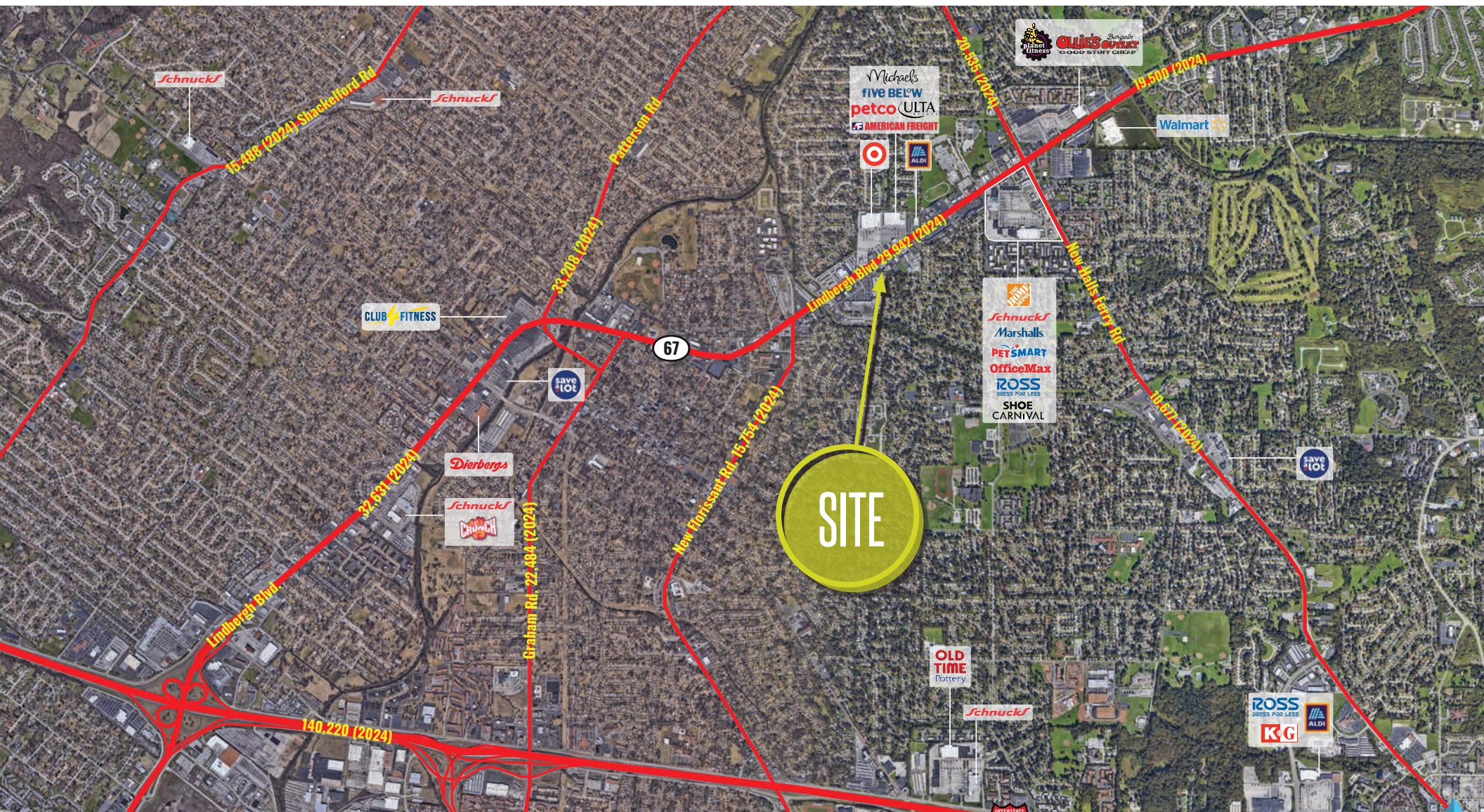
MARKET AERIAL

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