

# JEFFREY PLAZA

2300 N. HIGHWAY 67

FLORISSANT, MO

AVAILABLE  
1,950 SF

AVAILABLE  
1,250 SF

ARCHWELL HEALTH

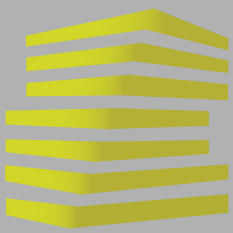
ST. LOUIS  
KOLACHE

VAILS  
BROTHER'S



**LOCATION.**  
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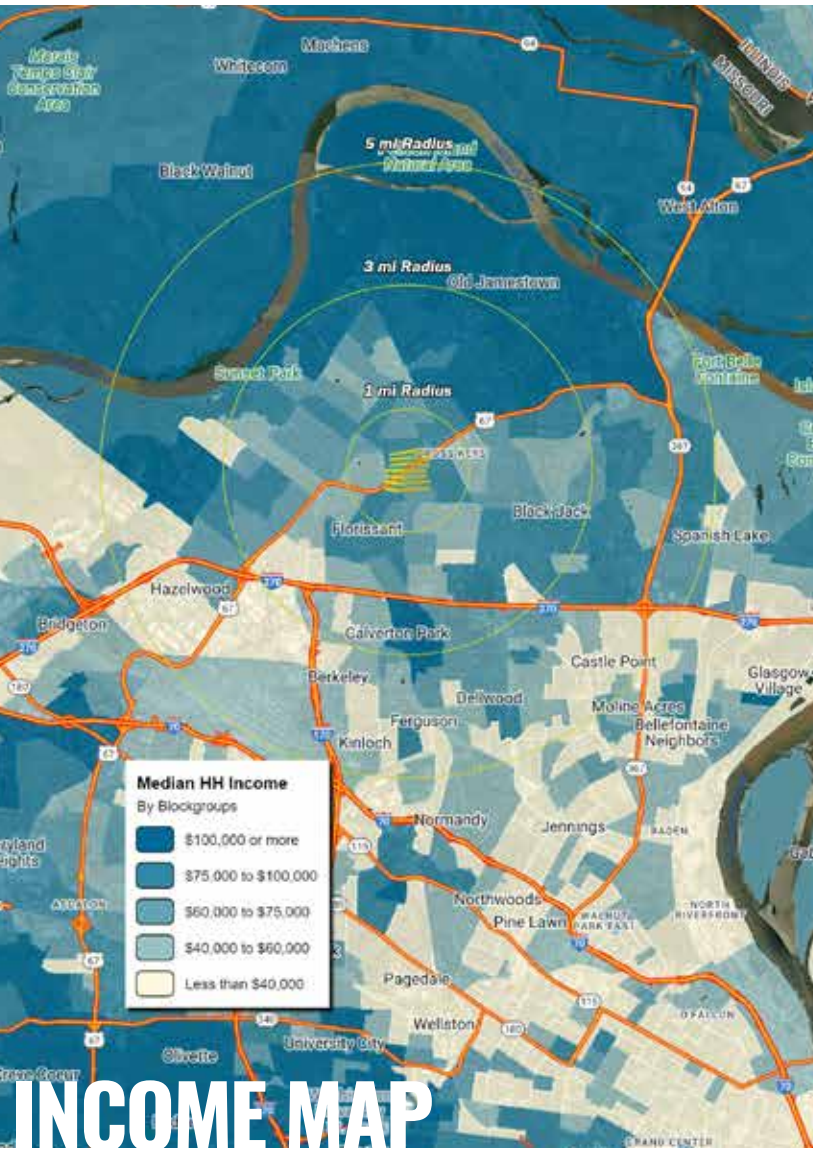
## NEIGHBORHOOD VIBE

BEN WEIS

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TONY MOON

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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>	13,919	103,652	176,478
<b>HOUSEHOLDS</b>	5,617	41,633	71,017
<b>EMPLOYEES</b>	4,350	28,099	59,089
<b>MED HH INCOME</b>	\$82,366	\$89,057	\$84,103

### AREA RETAIL | RESTAURANTS

Schnucks



Applebee's

petco

ROSS  
DRESS FOR LESS

Michaels

Panera  
BREAD



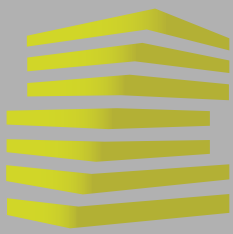
ULTA  
BEAUTY

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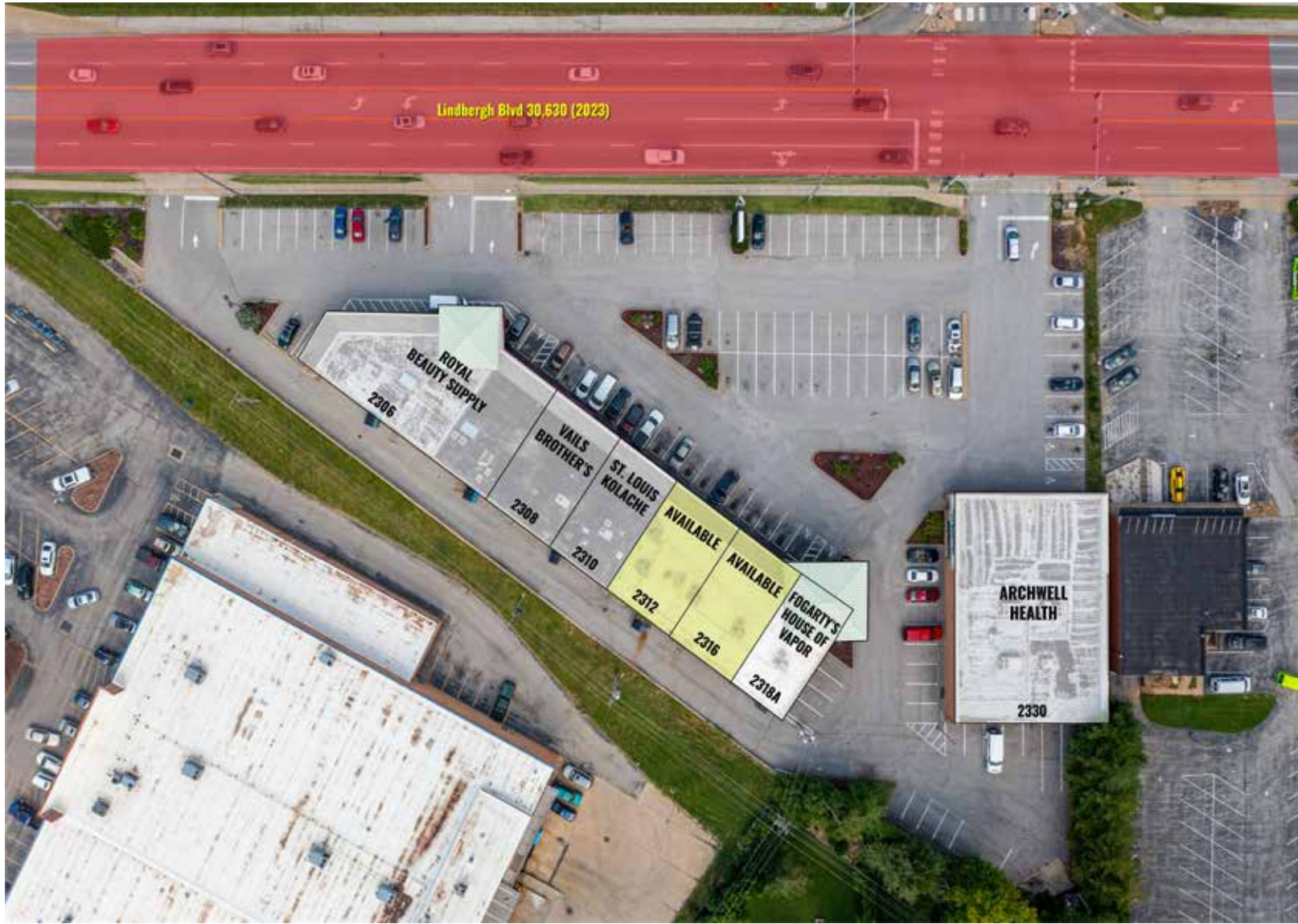
## SITE PLAN

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### JEFFREY PLAZA TENANT ROSTER

2306	ROYAL BEAUTY SUPPLY	5,314
2308	VAILS BROTHER'S	1,250
2310	ST. LOUIS KOLACHE	1,250
2312	AVAILABLE	1,250
2316	AVAILABLE	1,950
2318A	FOGARTY'S	1,150
2330	ARCHWELL HEALTH	6,510



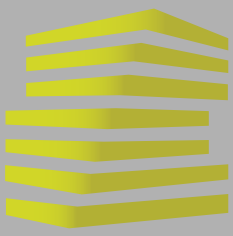
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## PHOTOS

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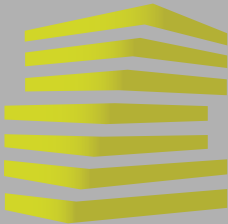
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- 1,250-1,950 SF AVAILABLE FOR LEASE
- HIGH VISIBILITY TO N. LINDBERGH AND LOCATED DIRECTLY ACROSS FROM TARGET ANCHORED SHOPPING CENTER
- EASY ACCESS TO LIGHTED INTERSECTION
- CALL BROKER FOR PRICING







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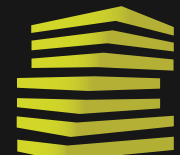
## ZOOM AERIAL

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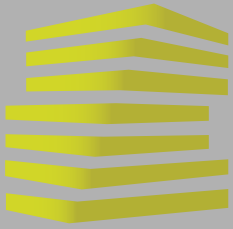
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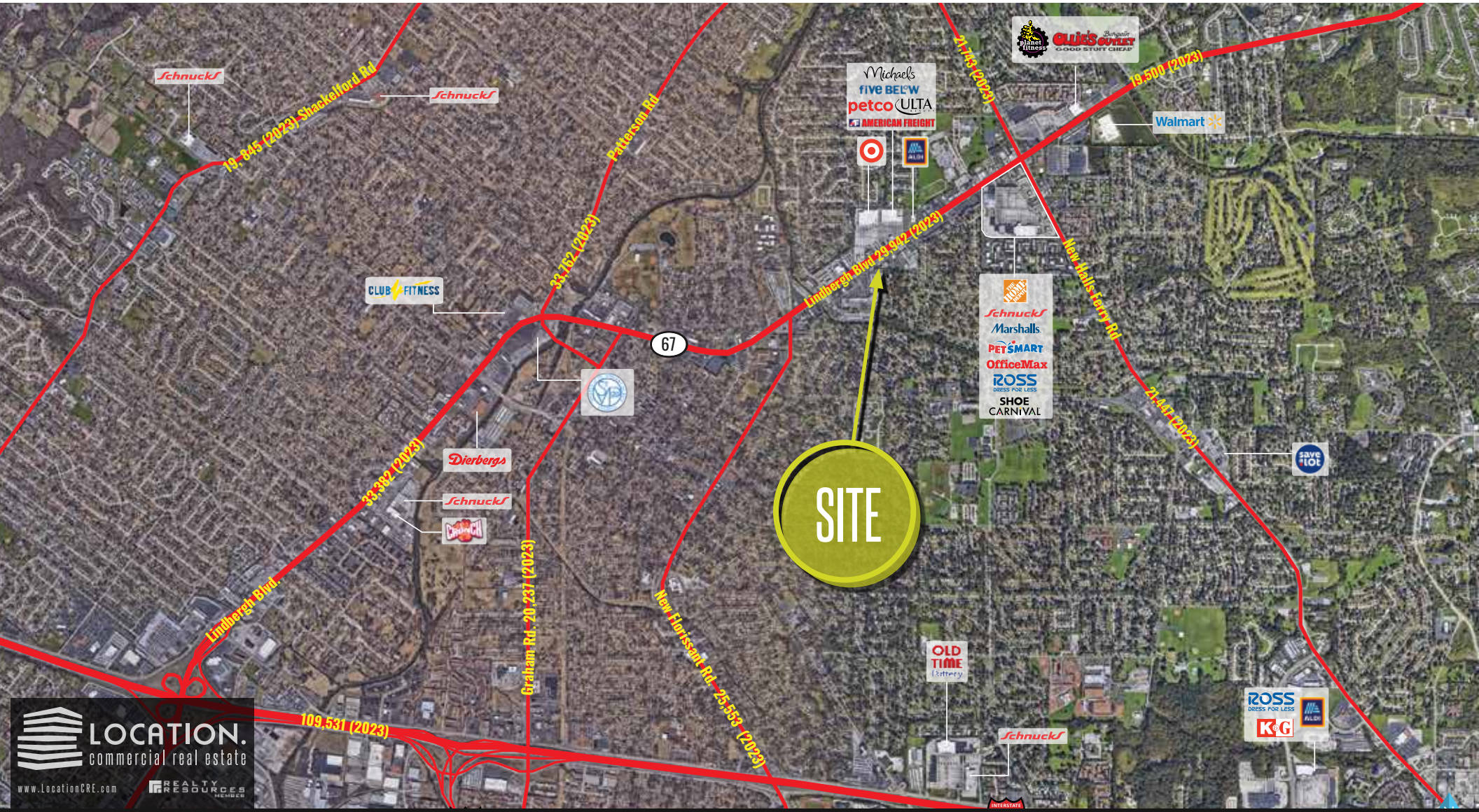




# JEFFREY PLAZA MARKET AERIAL

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