



LANDMARK PLAZA

1120 SHACKELFORD ROAD

FLORISSANT, MO



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NEIGHBORHOOD VIBE

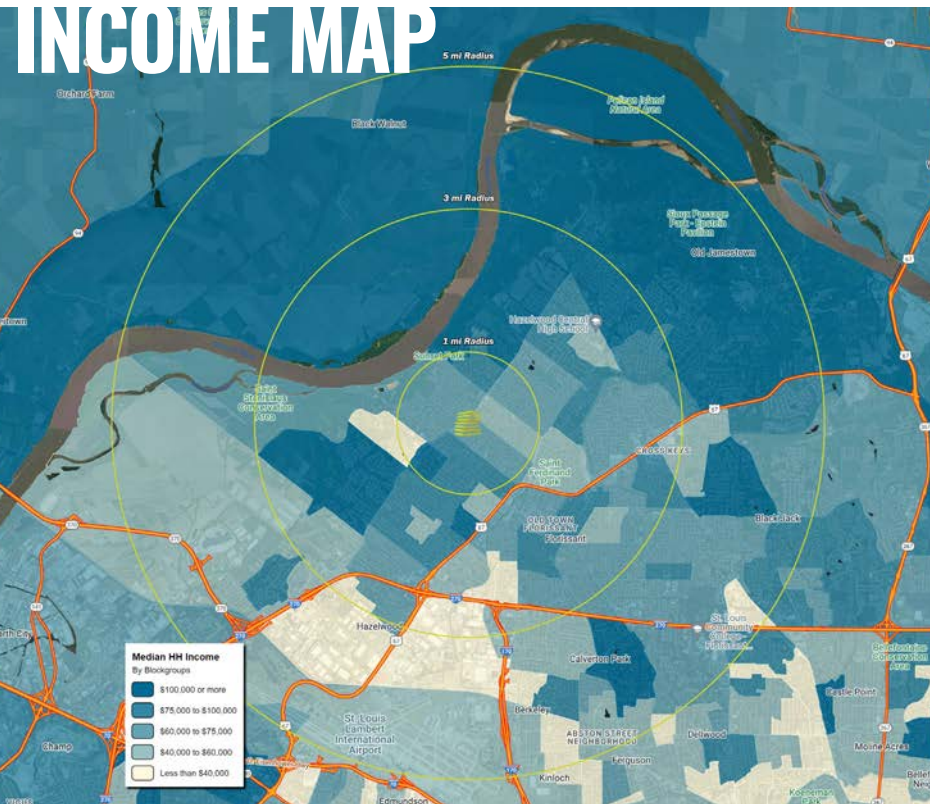
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INCOME MAP



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."

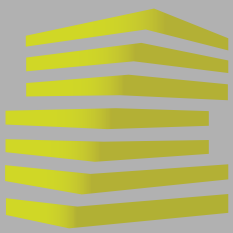
ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				15,780	79,554	131,749
				6,132	32,101	53,610
				\$83,415	\$91,774	\$88,291



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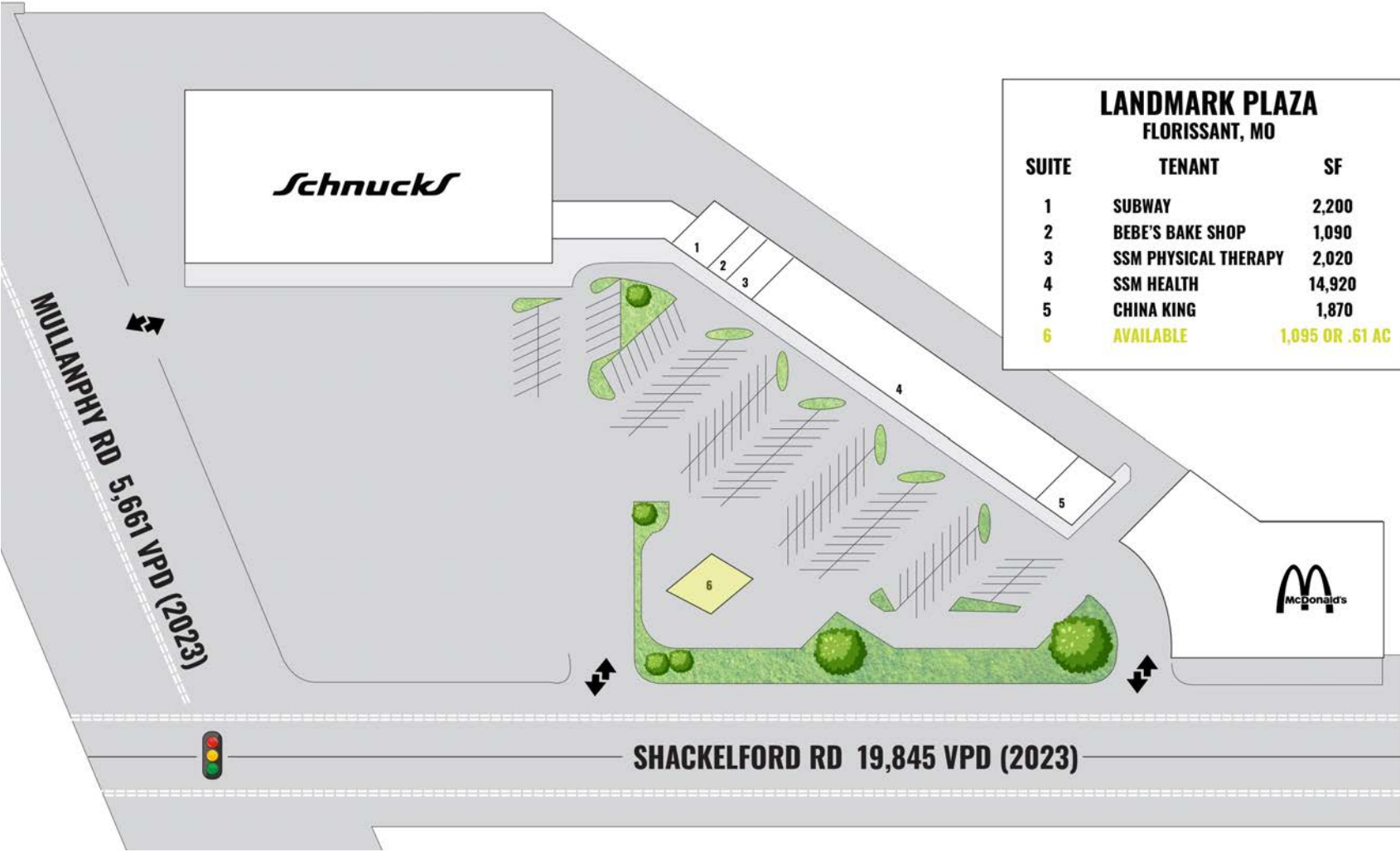
SITE PLAN + DETAILS

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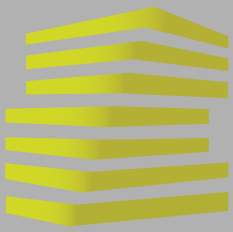
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- PRIME OUTLOT OPPORTUNITY WITHIN A GROCERY SHADOW ANCHORED SHOPPING CENTER IN FLORISSANT, MO
- AVAILABLE SPACE: 1,095 SF ON A 0.61 ACRE LOT
- LOCATED ALONGSIDE ESTABLISHED RETAILERS SUCH AS SCHNUCKS (823K ANNUAL VISITS), CVS, AND DOLLAR GENERAL (89.1K ANNUAL VISITS) *VISITOR DATA PROVIDED BY PLACER.AI
- EXCELLENT VISIBILITY TO NEARLY 20,000 VPD ON SHACKELFORD RD AND 6,000 ON MULLANPHY RD
- PLEASE CONTACT BROKERS FOR PRICING DETAILS AND LEASING OPTIONS



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PHOTOS

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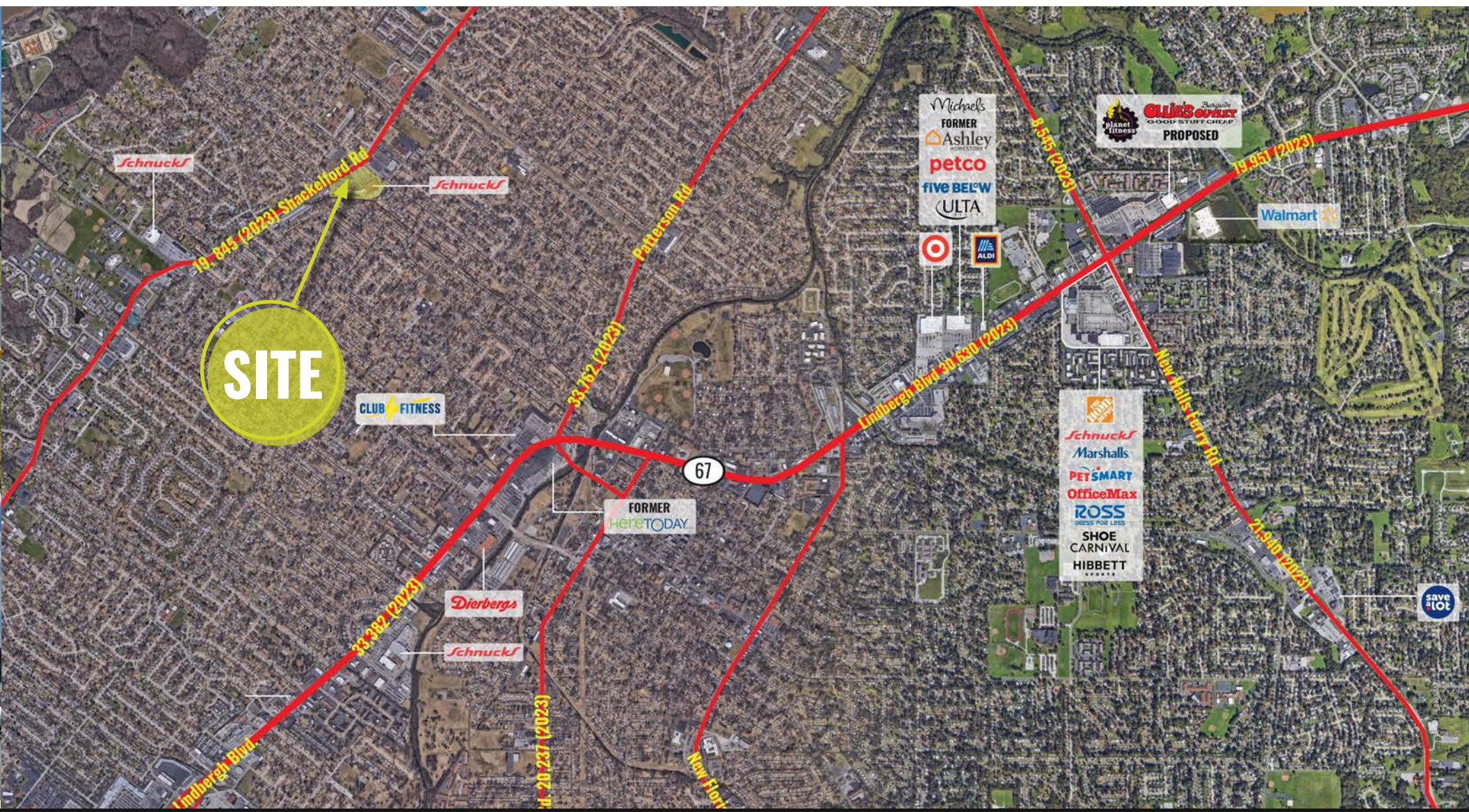
MARKET AERIAL

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