

SHOPPES AT KOCH PARK

FLORISSANT, MO

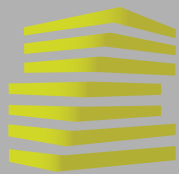
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CHARBONIER

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LOCATION.
commercial real estate



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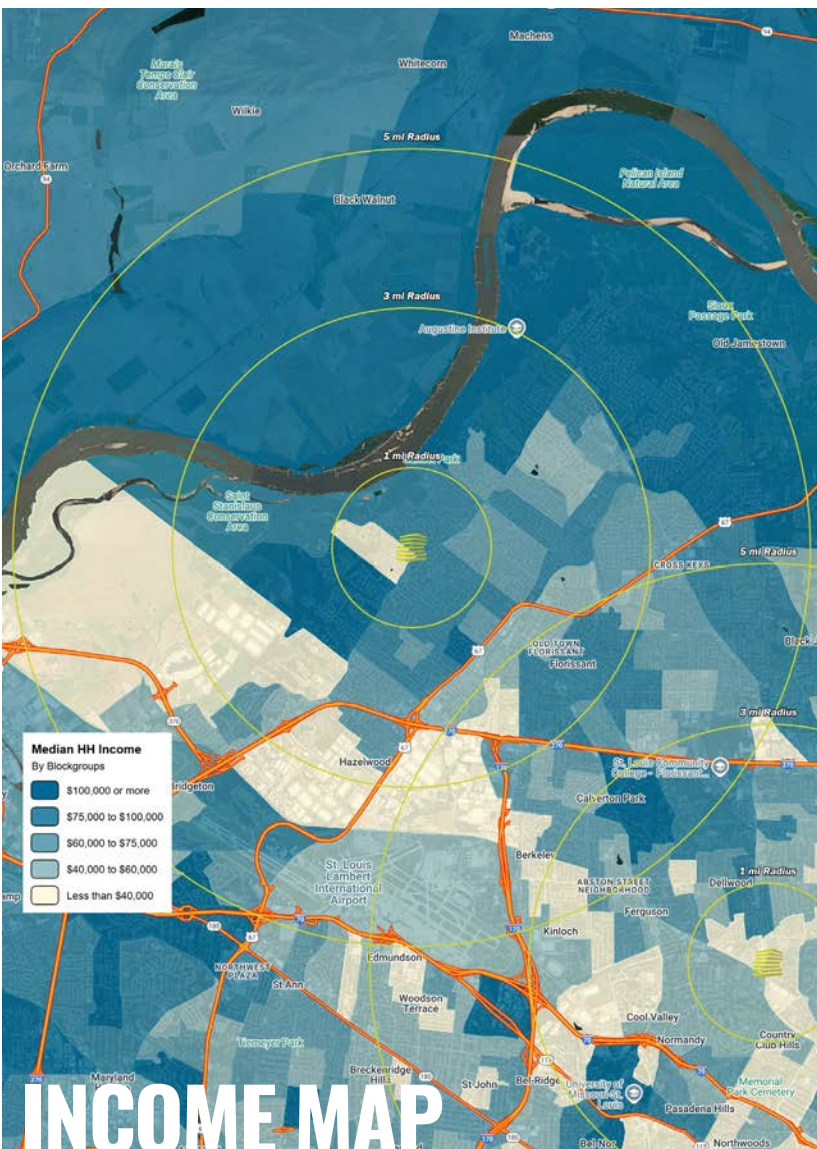
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

FLORISSANT IS A HISTORIC AND WELL-ESTABLISHED SUBURB LOCATED APPROXIMATELY 15 MILES NORTHWEST OF DOWNTOWN ST. LOUIS. AS ONE OF THE OLDEST SETTLEMENTS IN MISSOURI, FLORISSANT COMBINES A RICH HERITAGE WITH MODERN SUBURBAN APPEAL, OFFERING STRONG RESIDENTIAL DENSITY, COMMERCIAL ACTIVITY, AND ACCESS TO MAJOR HIGHWAYS INCLUDING I-270 AND HIGHWAY 67 (LINDBERGH BLVD).

WITH A POPULATION OF OVER 50,000 RESIDENTS, FLORISSANT IS ONE OF THE LARGEST MUNICIPALITIES IN ST. LOUIS COUNTY. THE CITY BENEFITS FROM A DIVERSE HOUSING STOCK, NUMEROUS PARKS AND RECREATION CENTERS, AND PROXIMITY TO EMPLOYMENT HUBS THROUGHOUT NORTH COUNTY AND THE ST. LOUIS METRO AREA. ITS CENTRAL LOCATION, COMBINED WITH STRONG TRAFFIC CORRIDORS AND NEARBY INSTITUTIONS, MAKES IT A RELIABLE TRADE AREA FOR BOTH NATIONAL AND LOCAL RETAILERS.

MAJOR EMPLOYERS IN AND AROUND FLORISSANT INCLUDE SSM HEALTH DePAUL HOSPITAL, HAZELWOOD SCHOOL DISTRICT, BOEING (ADJACENT IN NORTH ST. LOUIS COUNTY), AND A VARIETY OF RETAIL CENTERS, GOVERNMENT OFFICES, AND HEALTHCARE PROVIDERS. THE CITY ALSO BENEFITS FROM NEARBY ACCESS TO LAMBERT-ST. LOUIS INTERNATIONAL AIRPORT AND NORTHPARK BUSINESS DISTRICT.

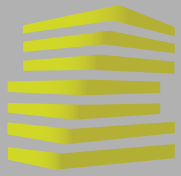
FLORISSANT FEATURES SEVERAL SHOPPING CENTERS AND NEIGHBORHOOD HUBS ALONG LINDBERGH BLVD AND NEW HALLS FERRY ROAD. IT IS HOME TO MULTIPLE GROCERY ANCHORS, NATIONAL RETAILERS, AND SERVICE PROVIDERS, MAKING IT A CONSISTENT RETAIL DRAW FOR RESIDENTS OF NORTH COUNTY AND BEYOND.

WITH DEEP COMMUNITY ROOTS, A STRONG RESIDENTIAL BASE, AND EASY ACCESS TO REGIONAL TRANSPORTATION INFRASTRUCTURE, FLORISSANT REMAINS A STABLE AND ATTRACTIVE TRADE AREA FOR COMMERCIAL INVESTMENT AND REDEVELOPMENT OPPORTUNITIES.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	12,944	67,408	124,066
HOUSEHOLDS	5,252	27,502	49,966
EMPLOYEES	2,302	23,537	55,807
MED HH INCOME	\$81,644	\$72,319	\$74,518

AREA RETAIL | RESTAURANTS



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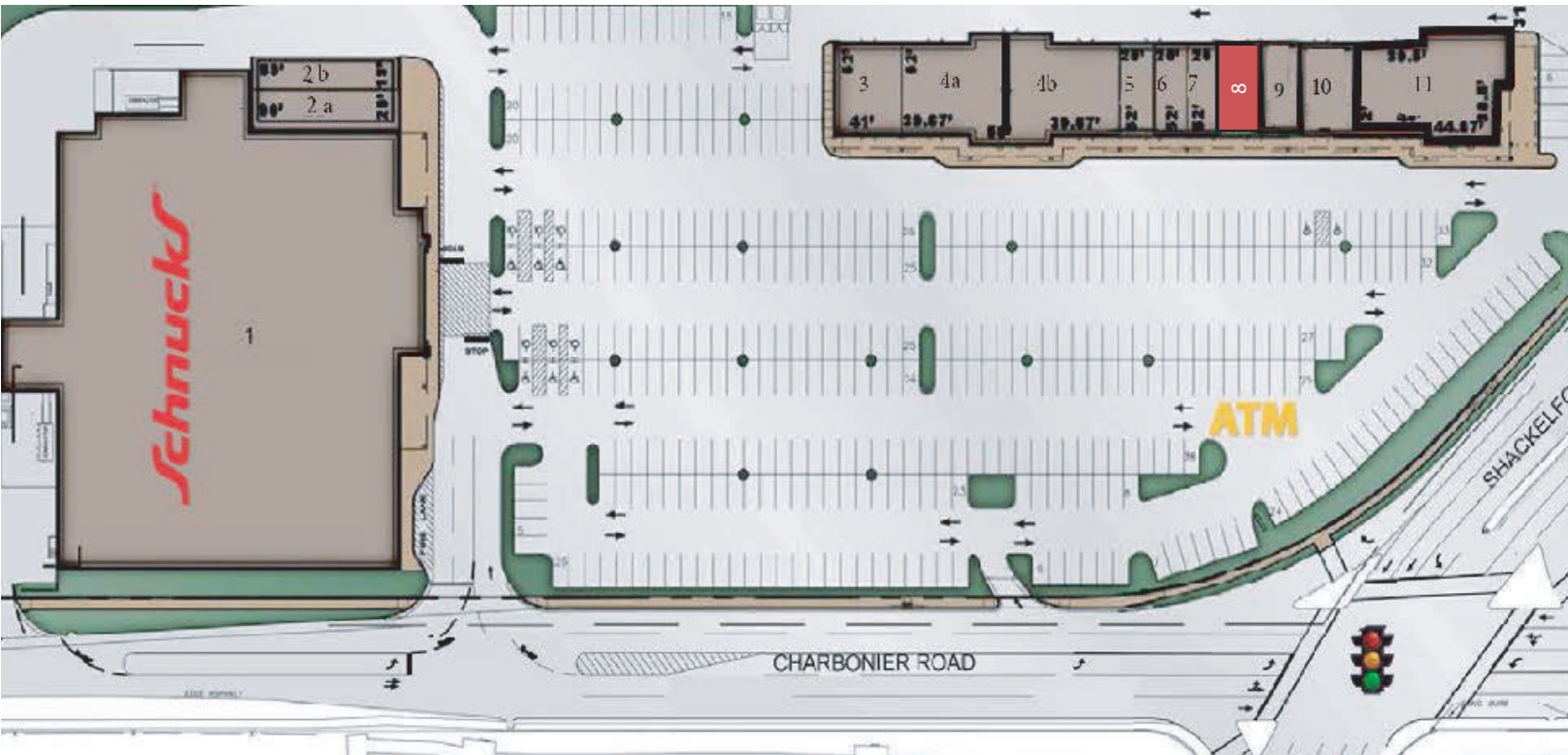
MID ZOOM AERIAL & DETAILS

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