

**LOCATION.**  
commercial real estate



**BACELINE**  
GROUP

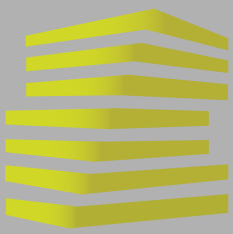


# SUGAR PINES SHOPPING CENTER

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FLORISSANT, MO





# SUGAR PINES SHOPPING CENTER

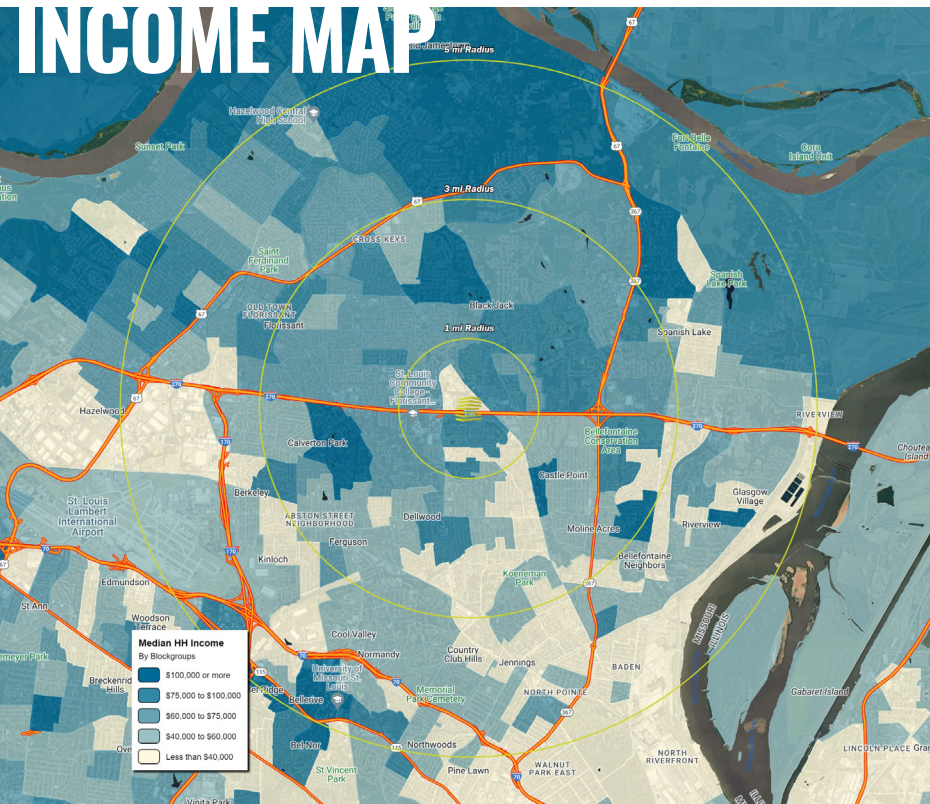
## NEIGHBORHOOD VIBE

TONY MOON ALEX APTER

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### INCOME MAP



FLORISSANT, A SECOND-RING SUBURB OF ST. LOUIS, IS LOCATED IN NORTH ST. LOUIS COUNTY APPROXIMATELY 15 MILES NORTHWEST OF DOWNTOWN ST. LOUIS. IT IS THE LARGEST CITY IN NORTH ST. LOUIS COUNTY.

FLORISSANT HAS A RICH HISTORY, DATING BACK TO THE LATE 1700S WHEN FRENCH COLONISTS SETTLED IN THE AREA. THE CITY PLAYED AN IMPORTANT ROLE IN THE LEWIS AND CLARK EXPEDITION, AND WAS A MAJOR HUB FOR TRADE AND TRANSPORTATION IN THE 1800S. TODAY, FLORISSANT IS KNOWN FOR ITS HISTORIC ARCHITECTURE, WHICH INCLUDES SEVERAL WELL-PRESERVED EXAMPLES OF 19TH-CENTURY HOMES AND BUILDINGS.

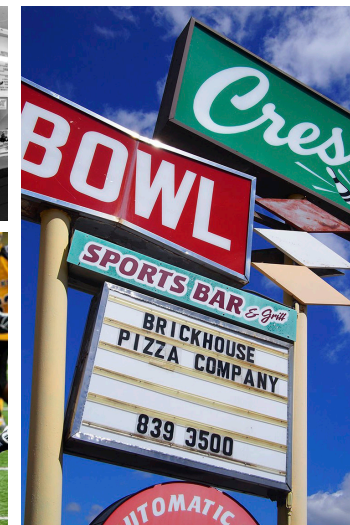
THE CITY OF FLORISSANT IS HOME TO SEVERAL PARKS AND RECREATIONAL AREAS, INCLUDING THE FLORISSANT VALLEY PARK, WHICH FEATURES A COMMUNITY CENTER, PLAYGROUNDS, AND SPORTS FIELDS. THE CITY ALSO HOSTS SEVERAL COMMUNITY EVENTS THROUGHOUT THE YEAR, INCLUDING THE FLORISSANT VALLEY OF FLOWERS FESTIVAL, THE OLD TOWN FALL FESTIVAL, AND A FARMERS' MARKET.

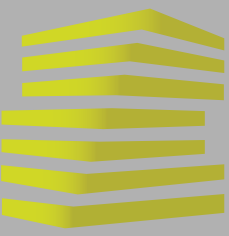
FLORISSANT HAS MAJOR EMPLOYERS IN INDUSTRIES SUCH AS HEALTHCARE, MANUFACTURING, AND RETAIL. THE CITY IS ALSO KNOWN FOR ITS STRONG EDUCATION SYSTEM, WITH SEVERAL PUBLIC AND PRIVATE SCHOOLS SERVING STUDENTS FROM KINDERGARTEN THROUGH HIGH SCHOOL. THE CITY IS HOME TO THE ST. LOUIS COMMUNITY COLLEGE-FLORISSANT VALLEY CAMPUS, WHICH OFFERS A VARIETY OF DEGREE AND CERTIFICATE PROGRAMS.

IN ADDITION TO ITS ECONOMIC AND EDUCATIONAL OPPORTUNITIES, FLORISSANT IS A DIVERSE AND WELCOMING COMMUNITY WITH A STRONG SENSE OF CIVIC PRIDE. 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  |
|--|------------|------------|---------------|----------|----------|----------|
|  |            |            |               | 9,702    | 94,539   | 223,368  |
|  |            |            |               | 4,099    | 38,034   | 90,250   |
|  |            |            |               | \$82,886 | \$75,191 | \$74,556 |





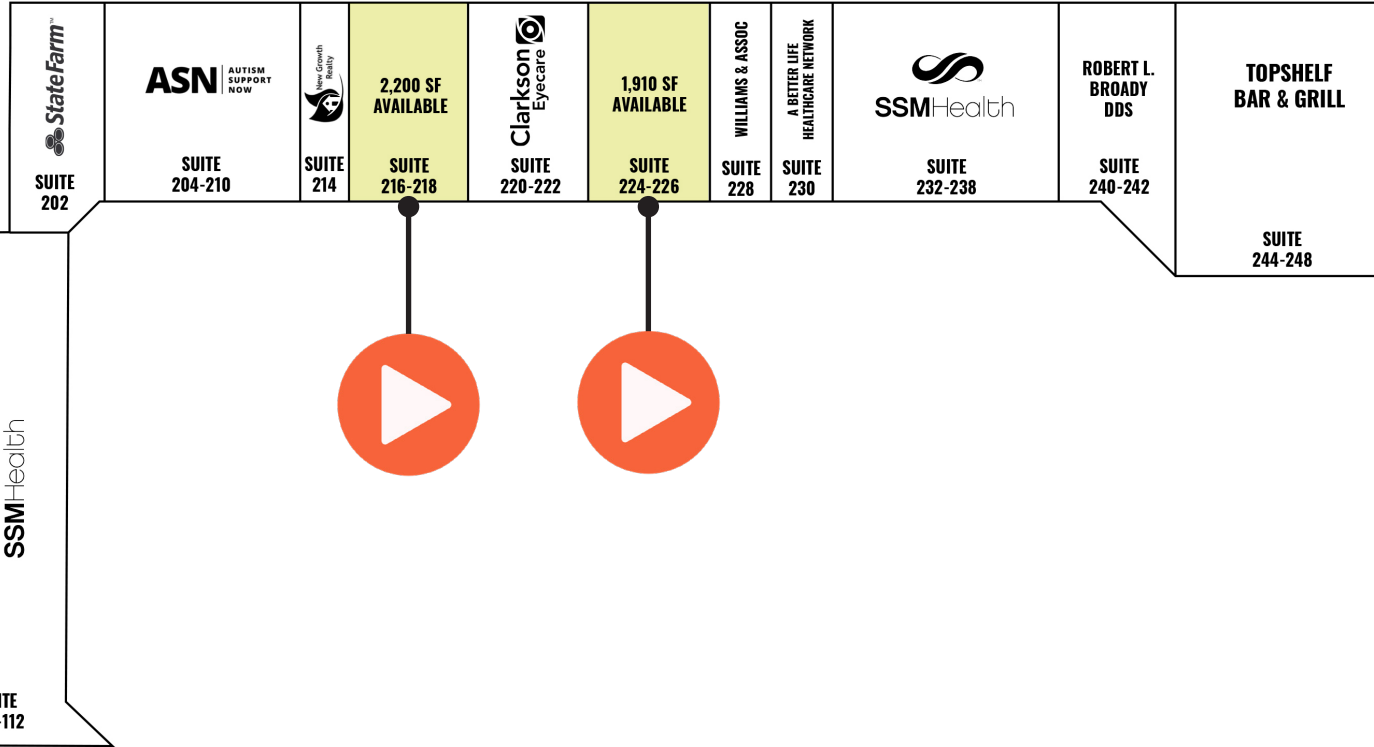
# SUGAR PINES SHOPPING CENTER

## SITE PLAN

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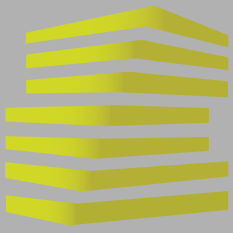
| SUGAR PINES<br>TENANT ROSTER |                                  |       |
|------------------------------|----------------------------------|-------|
| 102-112                      | SSM HEALTH                       | 5,451 |
| 202                          | STATE FARM                       | 1,200 |
| 204-210                      | AUTISM SUPPORT NOW               | 5,186 |
| 214                          | NEW GROWTH REALTY                | 1,100 |
| 216-218                      | AVAILABLE                        | 2,200 |
| 220-222                      | CLARKSON EYECARE                 | 1,132 |
| 224-226                      | AVAILABLE                        | 1,910 |
| 228                          | WILLIAMS & ASSOC                 | 1,390 |
| 230                          | A BETTER LIFE HEALTHCARE NETWORK | 1,100 |
| 232-238                      | SSM SELECT REHAB                 | 4,400 |
| 240-242                      | ROBERT L. BROADY, DDS            | 2,400 |
| 244                          | TOPSHELF BAR & GRILL             | 4,550 |

- JOIN SSM HEALTH, CLARKSON EYECARE, AND STATE FARM INSURANCE AT SUGAR PINES SHOPPING CENTER IN FLORISSANT, MO
- 2,200 SF SUITE AVAILABLE FOR LEASE AND SUITABLE FOR OFFICE, MEDICAL, OR RETAIL TENANTS
- AMPLE PARKING AND EXCELLENT VISIBILITY TO OVER 123,000 VPD ON I-270
- BUILDING SIGNAGE AVAILABLE
- ADA ACCESSIBLE
- LOCATED ALONG DENSE RETAIL CORRIDOR IN NORTH COUNTY WITH NEARBY NATIONAL TENANTS SUCH AS HOME DEPOT (564K ANNUAL VISITS), WALMART (1.5M ANNUAL VISITS), SAM'S (1.3M ANNUAL VISITS), AND ALDI (244.8K ANNUAL VISITS) \*VISITOR DATA PROVIDED BY PLACER.AI
- CALL BROKER FOR PRICING



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# SUGAR PINES SHOPPING CENTER

## PHOTOS

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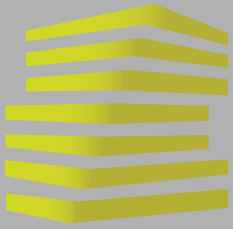


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## MARKET AERIAL

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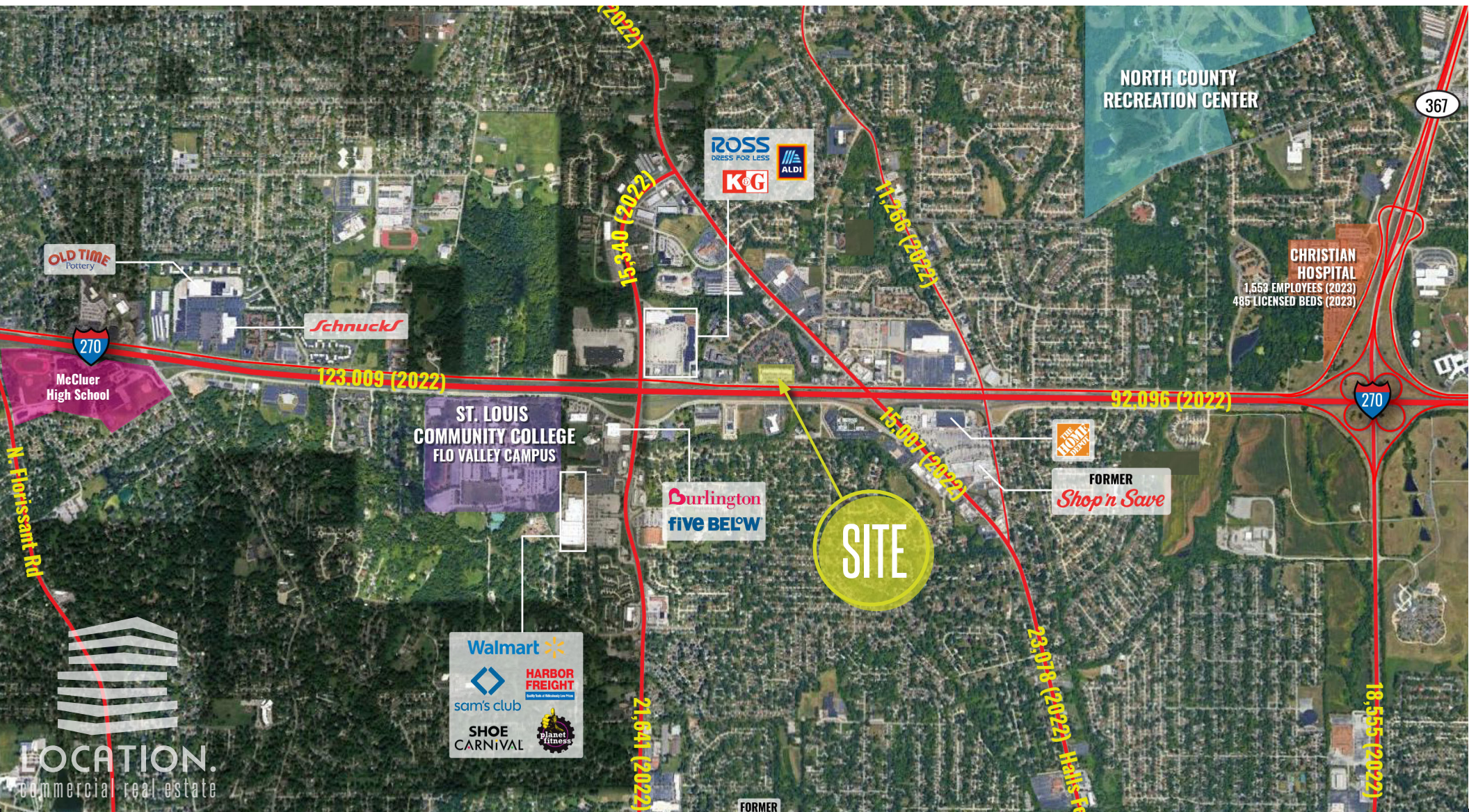
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