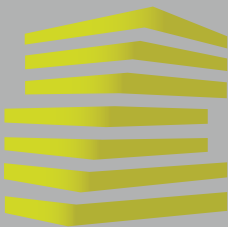


**9070 W. FLORISSANT
AVE** ST. LOUIS, MO

AVAILABLE



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commercial real estate



9070 W. FLORISSANT AVE

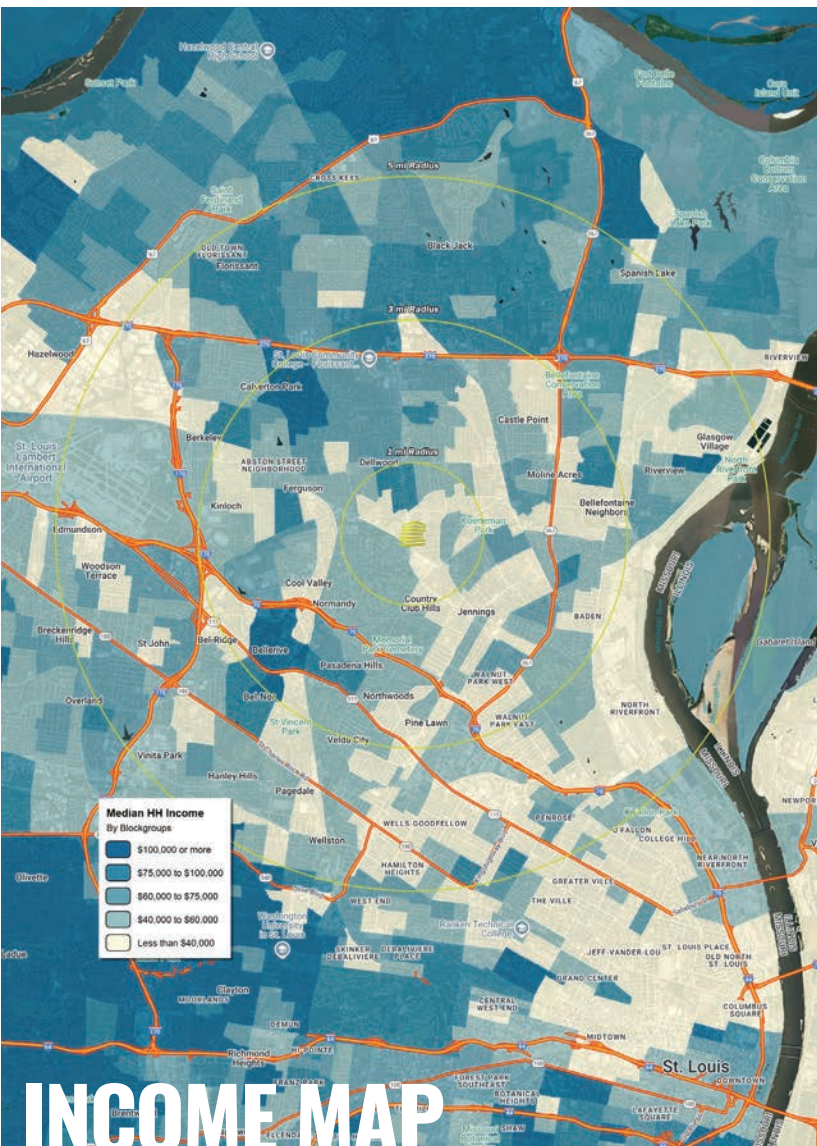
NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (DIRECT)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

JOE LODES

314.818.1564 (DIRECT)
314.852.8234 (MOBILE)
Joe@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

A city of small town charm, unique history and diverse neighborhoods, Ferguson is a community over 21,000 people call home. Ferguson is located adjacent to Florissant, in North St. Louis County with close proximity to Downtown St. Louis and just minutes from Lambert-St. Louis International Airport. Ferguson is home to St. Louis Community College – Florissant Valley, one of the four schools in the St. Louis Community College system.

Northpark, a planned 550-acre premier business park, will be spread over Ferguson and neighboring communities in North St. Louis County. Adjacent to Lambert-St. Louis International Airport, Northpark will host over five million square feet of office, retail and light industrial space. Northpark is anticipated to create 12,000 jobs and generate an estimated \$7 billion in regional economic impact upon completion. To date, Northpark has completed over one million square feet of development, and is home to Express Scripts Headquarters, Vatterott, Schnucks, SKF, Toro, Staples and Hilton Garden Inn. The headquarters of the Emerson Electric Company is located in Ferguson. Emerson employs approximately 132,000 people in 230 manufacturing locations worldwide. The award-winning Ferguson Farmers' Market, founded in 2002, is open every Saturday and is a popular destination in the area. Ferguson Brewing Company has been serving local microbrews since 2010.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	11,540	100,695	238,093
HOUSEHOLDS	4,844	42,103	98,168
EMPLOYEES	2,772	22,046	70,465
MED HH INCOME	\$41,178	\$47,182	\$51,118

AREA RETAIL | RESTAURANTS

Wendy's

ALDI

Rainbow

CHASE

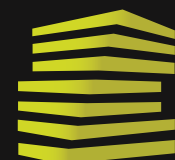
CITY GEAR

HIBBETT
SPORTS

goodwill

BURGER
KING

Schnucks

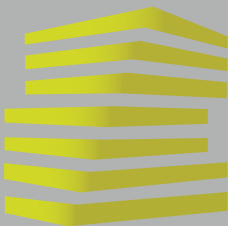


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9070 W. FLORISSANT AVE

ZOOM AERIAL

ALEX APTER

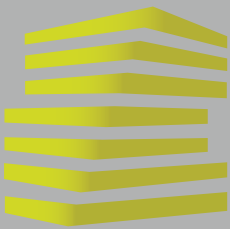
314.818.1562 (DIRECT)
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- 5,000 SF AVAILABLE FOR LEASE
- PYLON SIGNAGE AVAILABLE
- 14,756 SF BUILDING
- 1.45 ACRES
- EXCELLENT VISIBILITY TO NEARLY 27,000 VPD ON W. FLORISSANT AVE
- CONTACT BROKER FOR PRICING



9070 W. FLORISSANT AVE

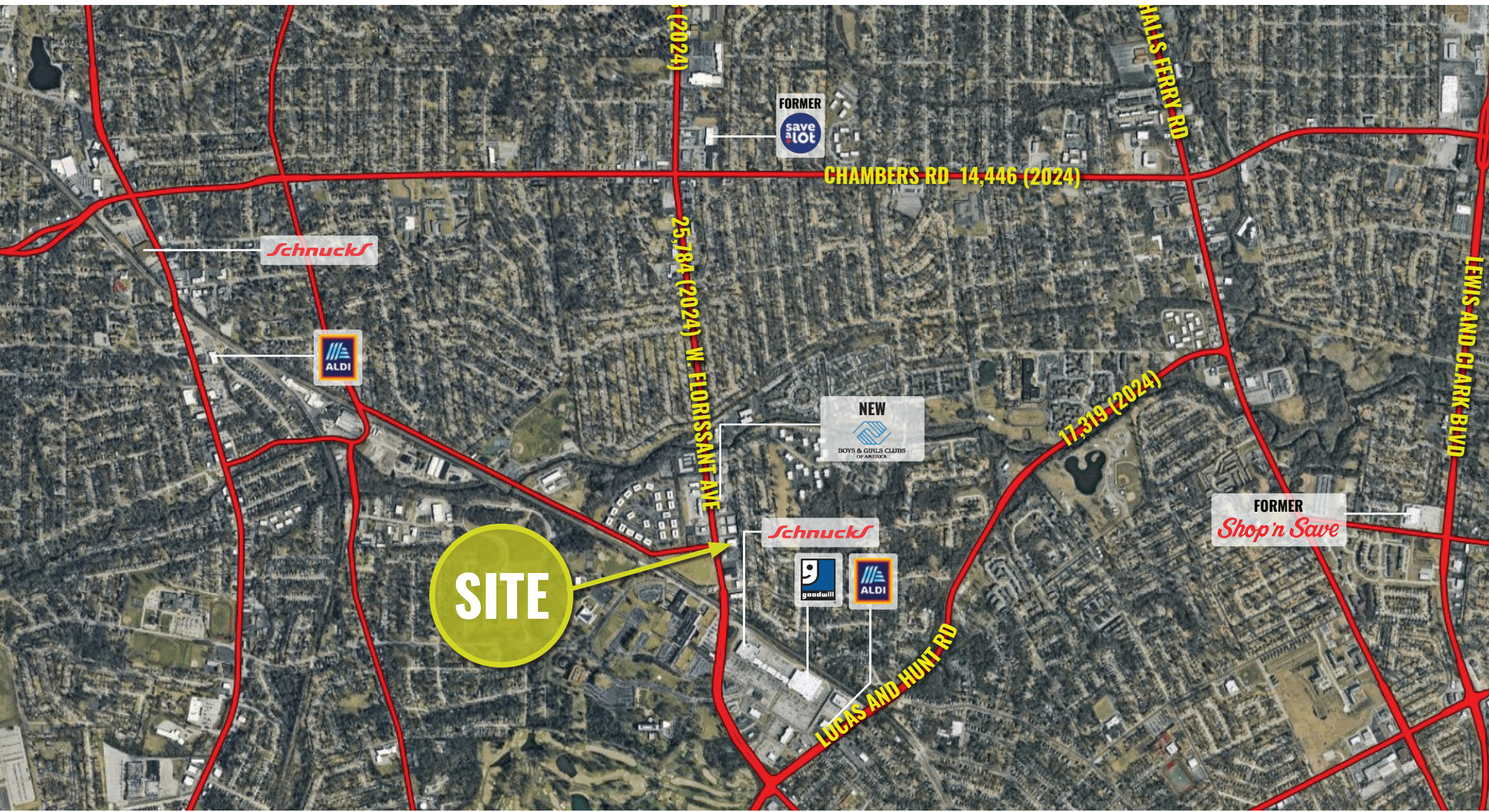
MARKET AERIAL

ALEX APTER

314.818.1562 (DIRECT)
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