

FOR LEASE

Retail Space

Fox Lake Center
3801 Vaile Avenue
Florissant, Missouri 63034



- Intersection of New Halls Ferry Rd and Vaile Ave
- Situated on 4.12 acres
- High occupancy rate with quality tenants
- Signalized intersection
- Zoning "C-8"
- Parking: 6.59/1,000
- Last Suite Available: Suite 3837G - 1,032 SF
- **Lease Rate: \$12.00 PSF NNN**

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>
Population	13,559	71,404
Avg HH Income	\$78,570	\$72,193

Traffic Counts

- Vaile Ave	12,800 VPD
- New Halls Ferry Rd	31,600 VPD



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