

FOR LEASE - RETAIL SPACE

Fox Lake Center

3801 Vaile Avenue • Florissant, Missouri 63034



GUNDAKER
COMMERCIAL GROUP



PROPERTY OVERVIEW

Property Type	Retail Strip Center
Total SF	27,078 SF
SF Available	3,402 SF
Suite 3837D	2,370 SF
Suite 3837G	1,032 SF
Lease Rate	\$12.00 PSF NNN

FEATURES

- 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
- Demographics

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

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

To learn more, please contact:

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