



EXCLUSIVELY LISTED BY:

13225 NEW HALLS FERRY RD

FLORRISANT, MO 63033

RETAIL/FLEX SPACE FOR LEASE



DANIEL FLAIZ

INVESTMENT SALES AND LEASING

BROKER

17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005

dflaiz@mckelveyproperties.com

Mobile: 314.267.8086

Office: 636.669.9111

RETAIL/FLEX SPACE FOR LEASE | 11,000 SQFT | 23,000+ VPD | LEASE RATE: \$13 PSFT NNN

AERIAL



AERIAL



**SUBJECT
PROPERTY**

INTERIOR



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	12,296	96,350	202,071
2024 Population	12,117	93,325	201,457
2029 Population Projection	11,942	91,430	199,356
Median Age	41.2	40.3	38.8
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	4,872	38,303	80,280
2024 Households	4,805	37,090	79,937
2029 Households Projection	4,735	36,324	79,050
Average Household Size	2.4	2.4	2.4
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$73,611	\$73,790	\$67,720
Median Household Income	\$60,169	\$59,926	\$52,877

201,457

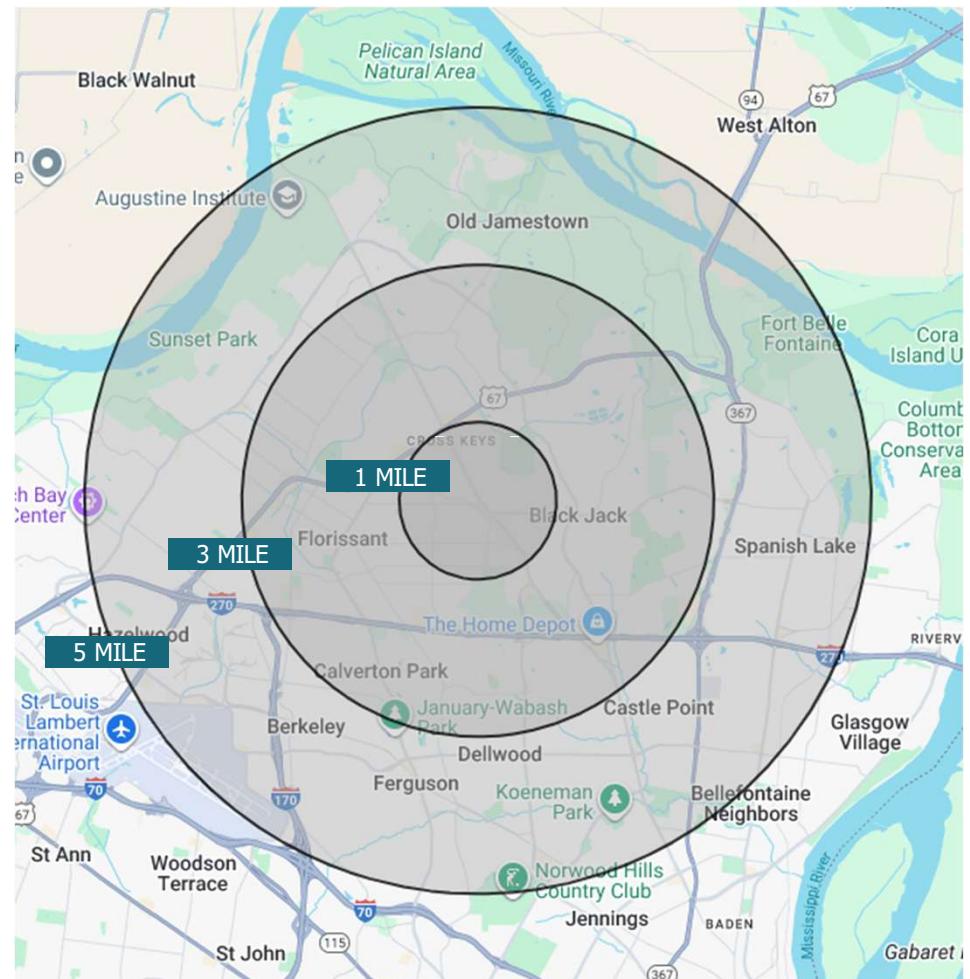
\$67,720

\$52,877

2024 POPULATION (5 Miles)

AVERAGE HH INCOME (5 Miles)

MEDIAN HH INCOME (5 Miles)



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