

## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

13,180 | 104,021 | 181,726



### Daytime Population

8,643 | 63,626 | 123,626



### Median Household Income

\$70,604 | \$72,400 | \$69,860



## MIXED-USE FOR SALE OR LEASE

699 Rue St. Francois Street | Florissant, Missouri 63031

2,200 SF Office Space & 1,403 SF 2nd-Floor Apartment | Call for Details

### PROPERTY DETAILS

Income-producing mixed-use building  
(rental income available upon request)

Main floor office space renovated in 2020

Office space to be vacated 3/1/2026 or sooner

2nd-floor residential apartment renovated in 2020

Historic Citizens Bank of Florissant

### Richie Chappuis

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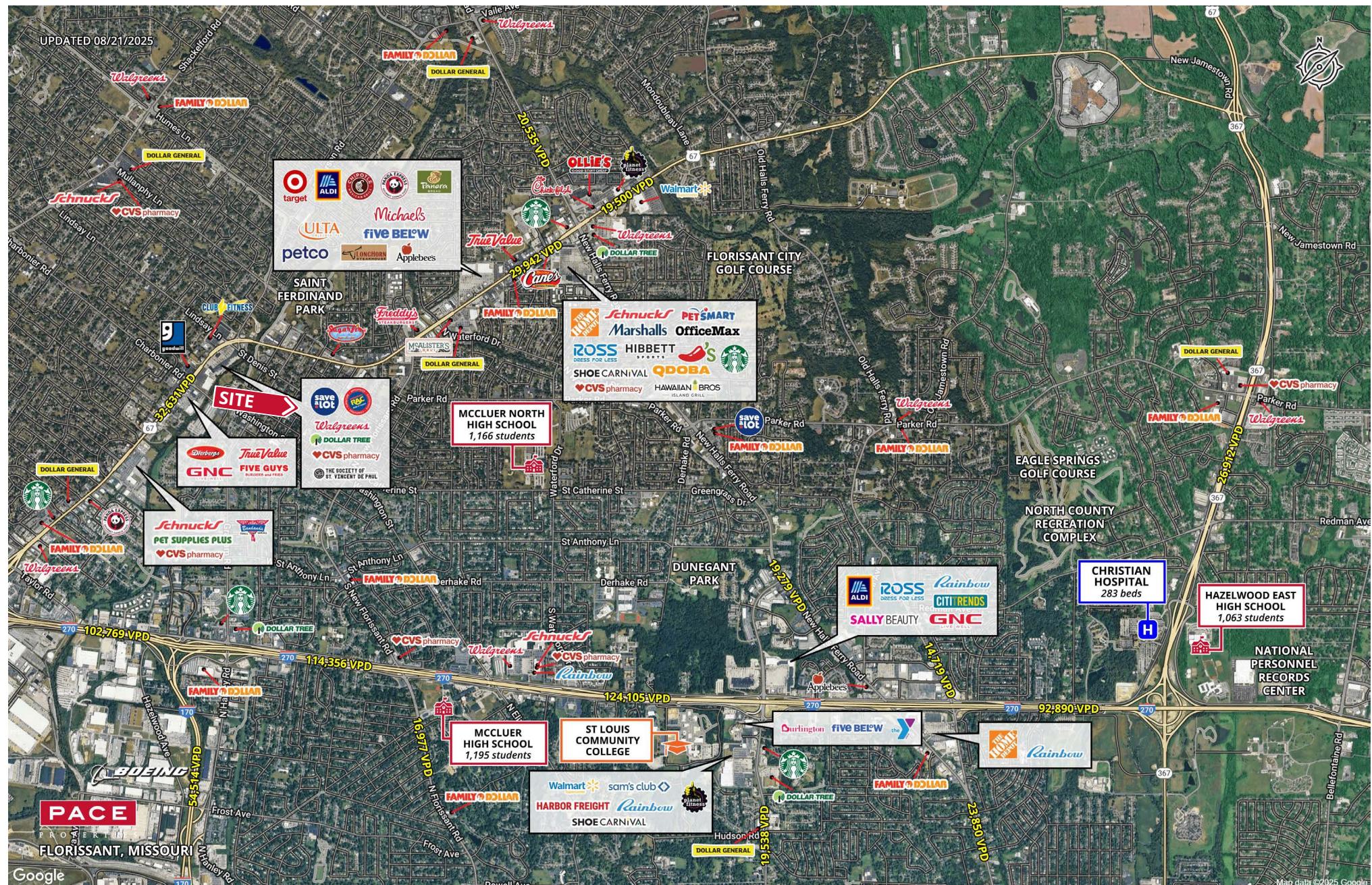
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### Evan Barnett

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## Trade Area Aerial

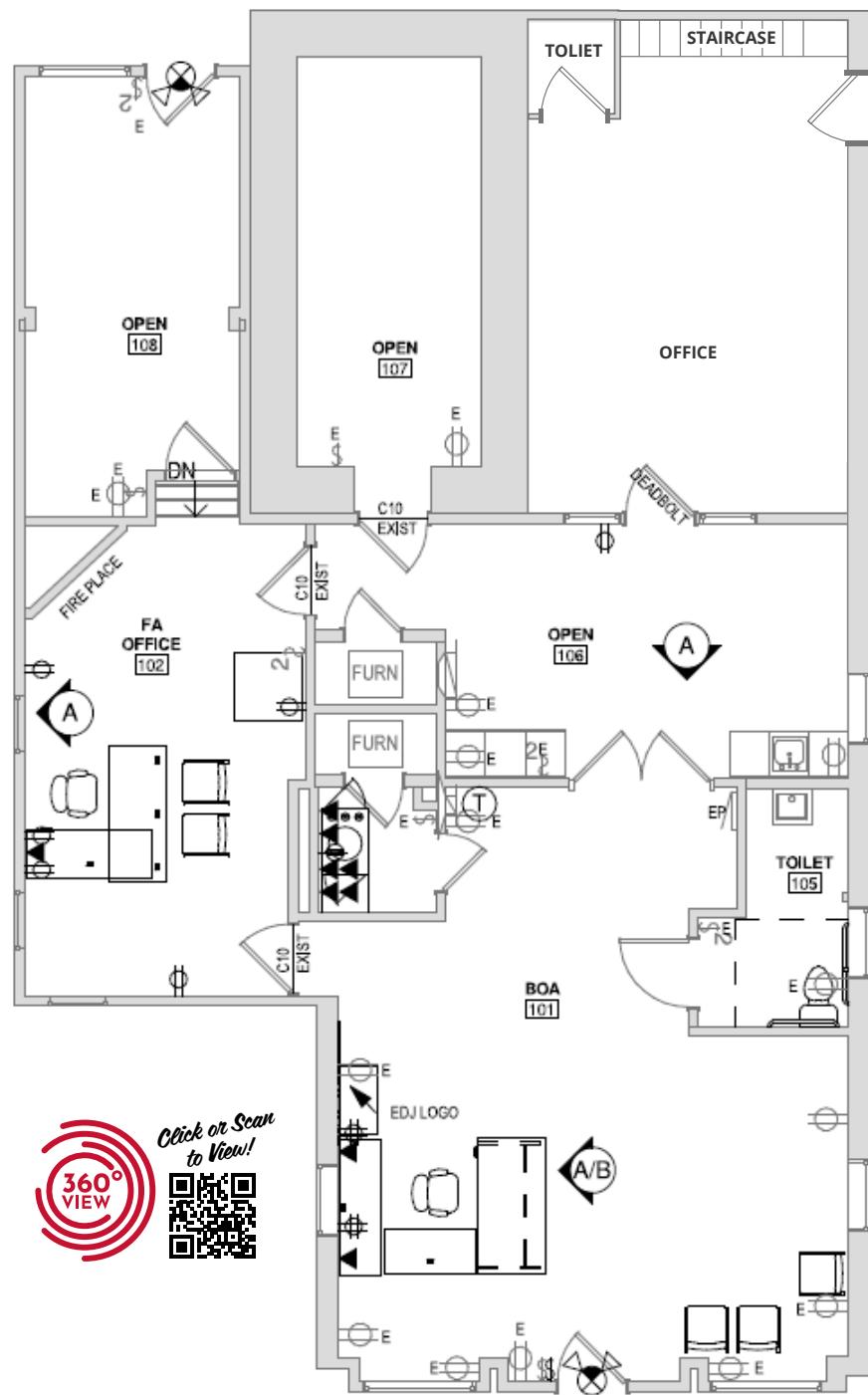


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# Floorplan - 1st-floor Office Space



# Floorplan - 2nd-floor Apartment Space

