

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

314.785.7615

rchappuis@paceproperties.com

Evan Barnett

314.785.7678

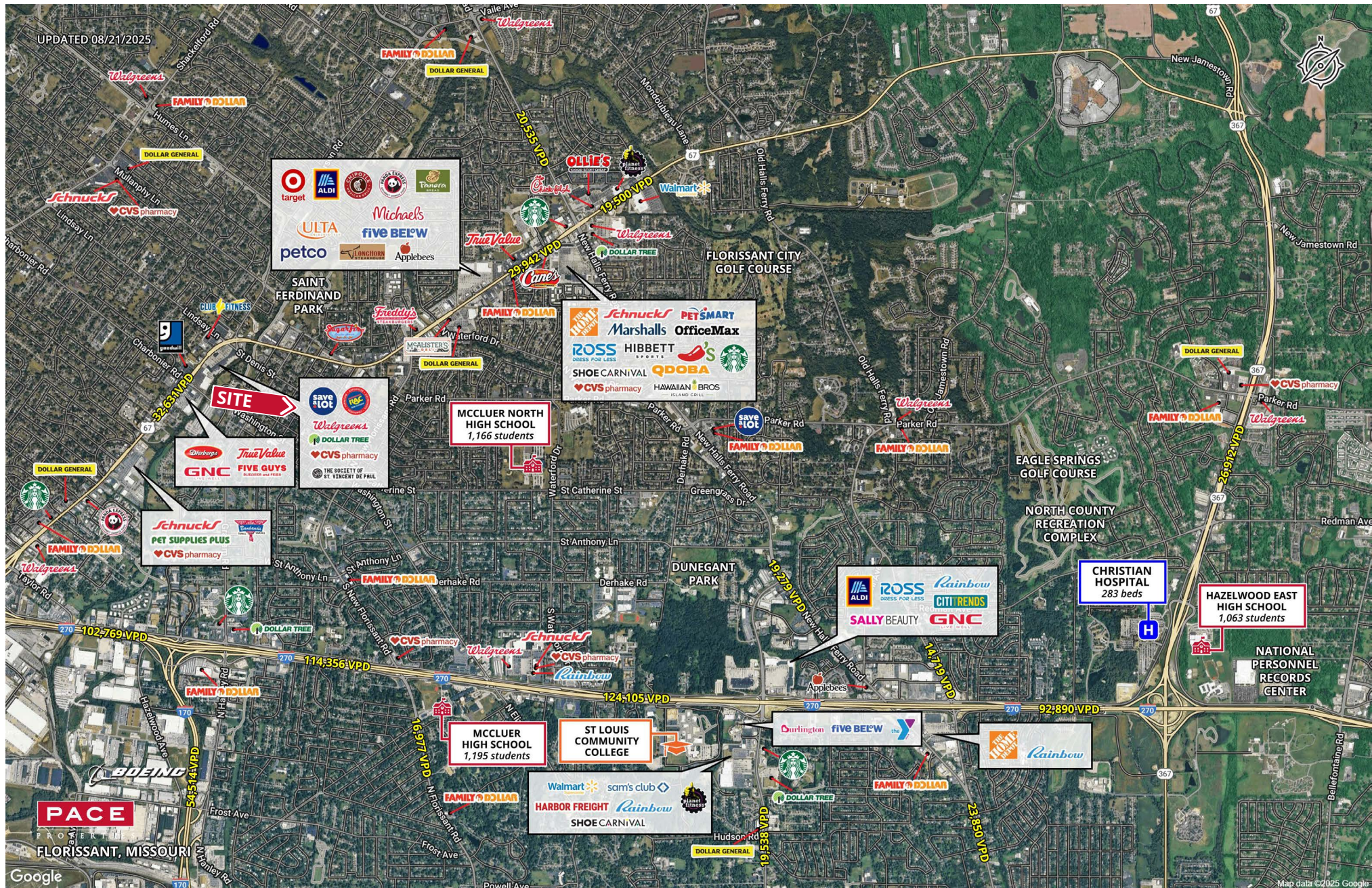
ebarnett@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial

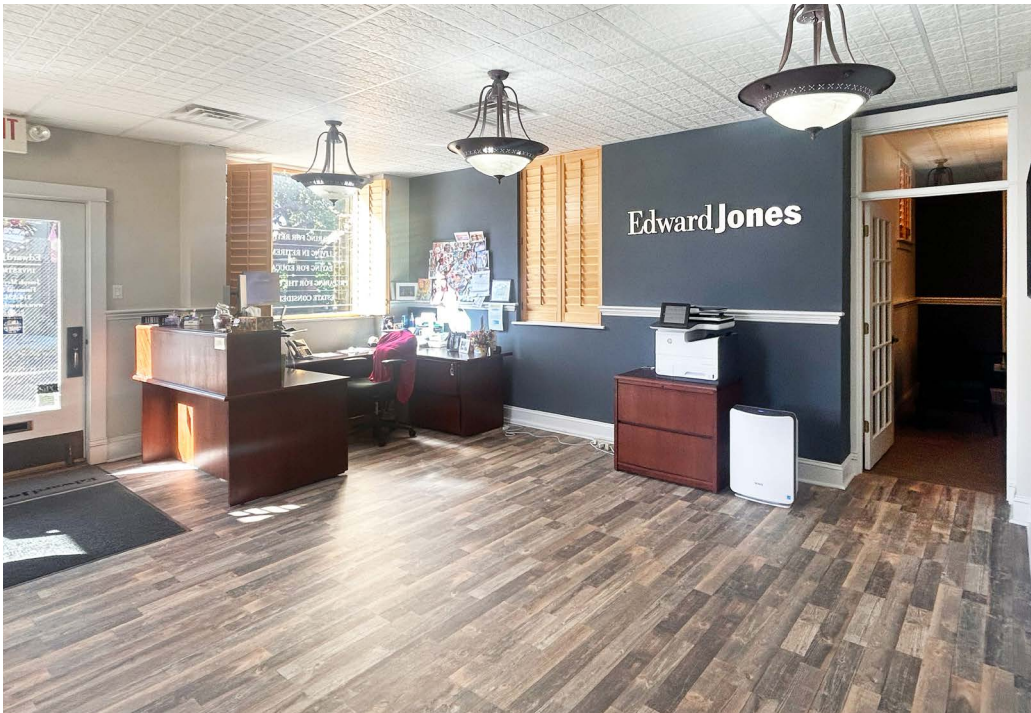
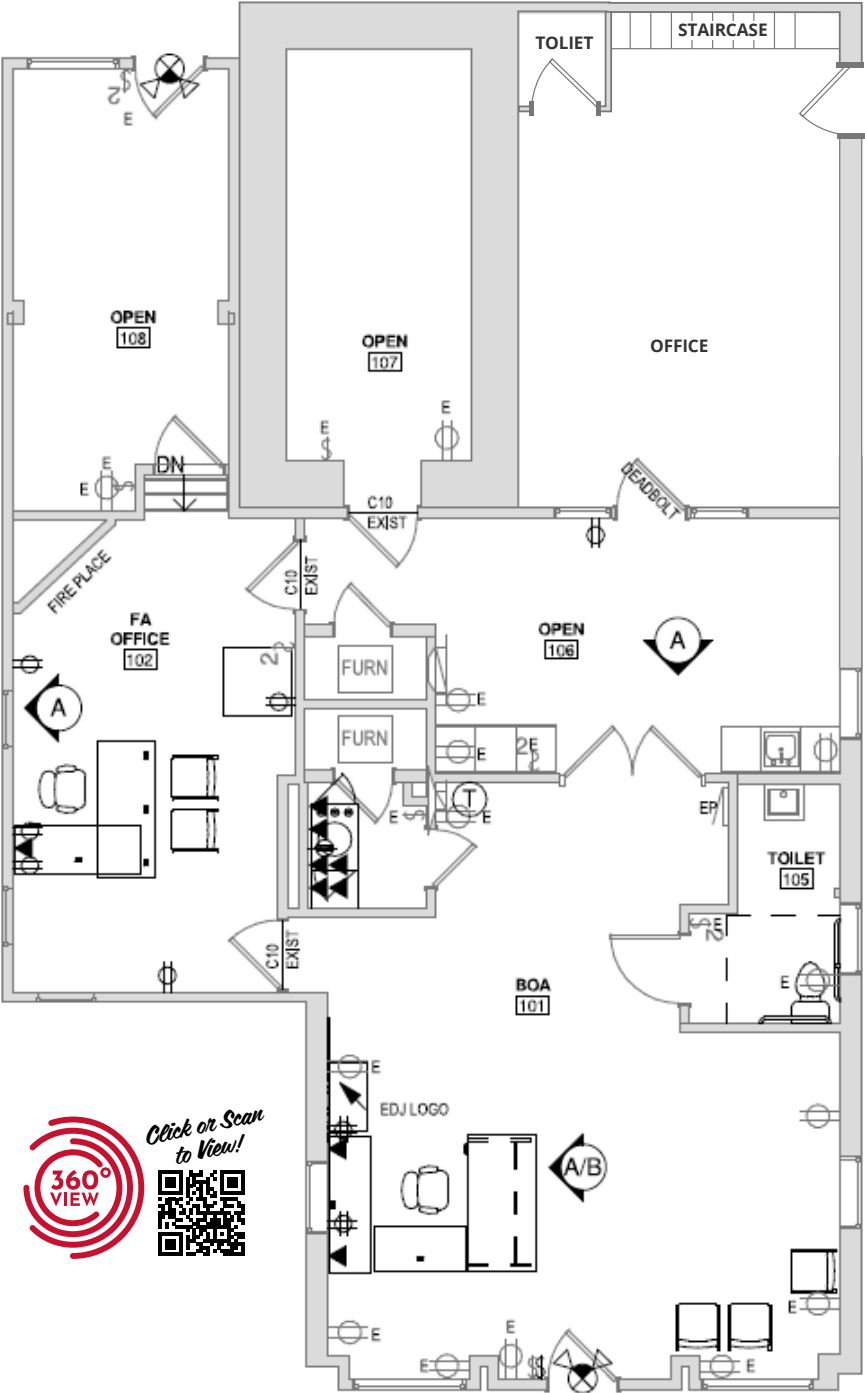


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Floorplan - 1st-floor Office Space



Floorplan - 2nd-floor Apartment Space

