

FORMER WALGREENS

Owner User or Redevelopment Opportunity



Signalized Hard Corner | 1+ Acre Parcel | 15 Miles From St. Louis



12400 Old Halls Ferry

ST. LOUIS MSA

ACTUAL SITE



PRESENTED BY



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NATIONAL NET LEASE

Broker of Record: Morgan Zant, SRS National Net Lease Group, LP | MO License No. 2024015589

OFFERING SUMMARY



OFFERING

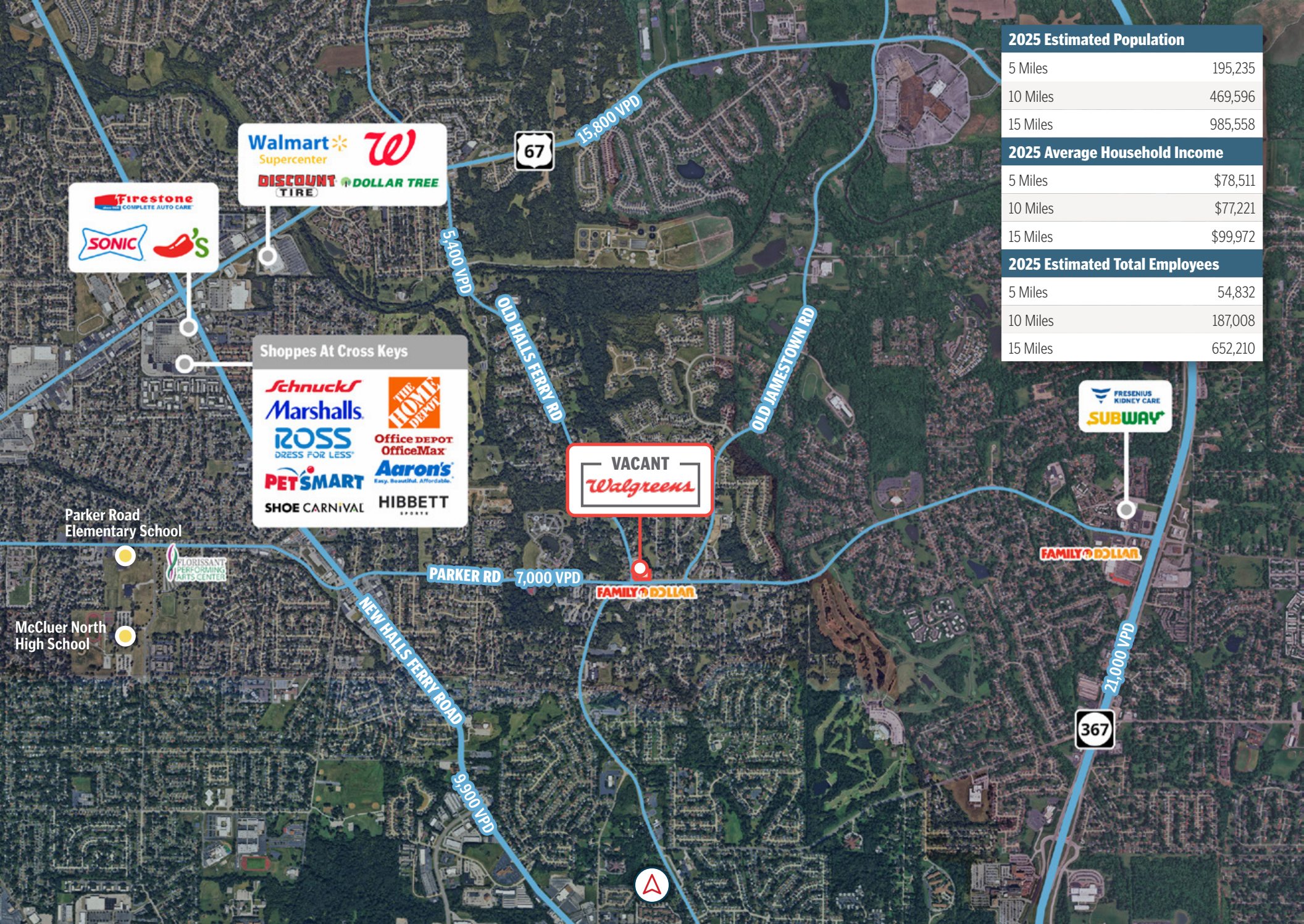
Pricing	\$650,000
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PROPERTY SPECIFICATIONS

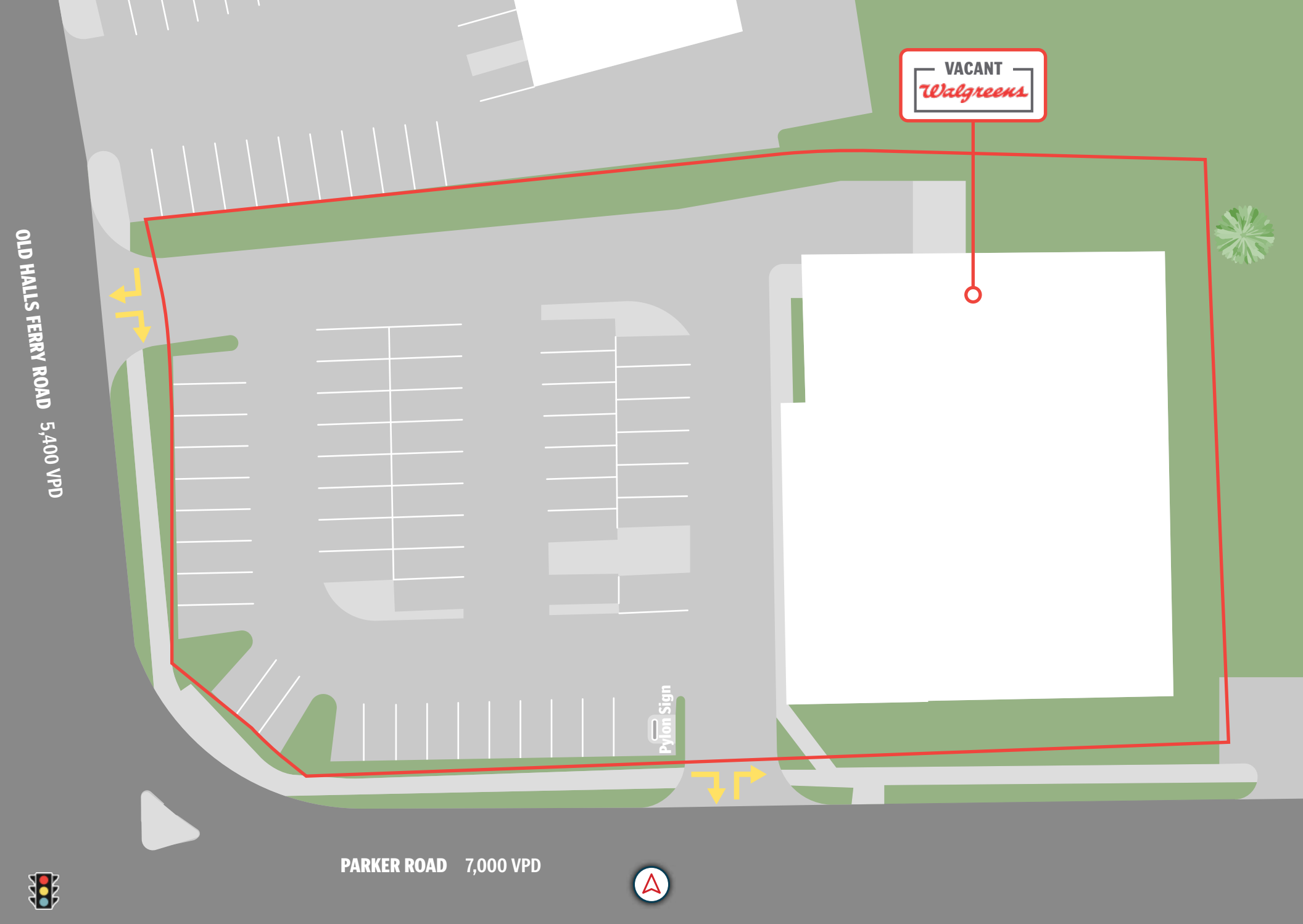
Property Address	12400 Old Halls Ferry, Florissant, Missouri 63033
Rentable Area	15,136 SF
Land Area	1.12 AC
Year Built	2005
Former Tenancy	Walgreens

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
2025 Population	195,235	469,596	985,558
2025 Households	77,932	199,023	440,034
2025 Average Household Income	\$78,511	\$77,221	\$99,972
2025 Median Age	38.9	39.3	38.6
2025 Total Businesses	4,088	13,555	41,459
2025 Total Employees	54,832	187,008	652,210



2025 Estimated Population	
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THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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