

AVAILABLE FOR LEASE: 800SF TURN KEY SALON OR RETAIL/OFFICE



1150 Shackelford Road • Florissant, MO 63031

Demographics

Avg HHI

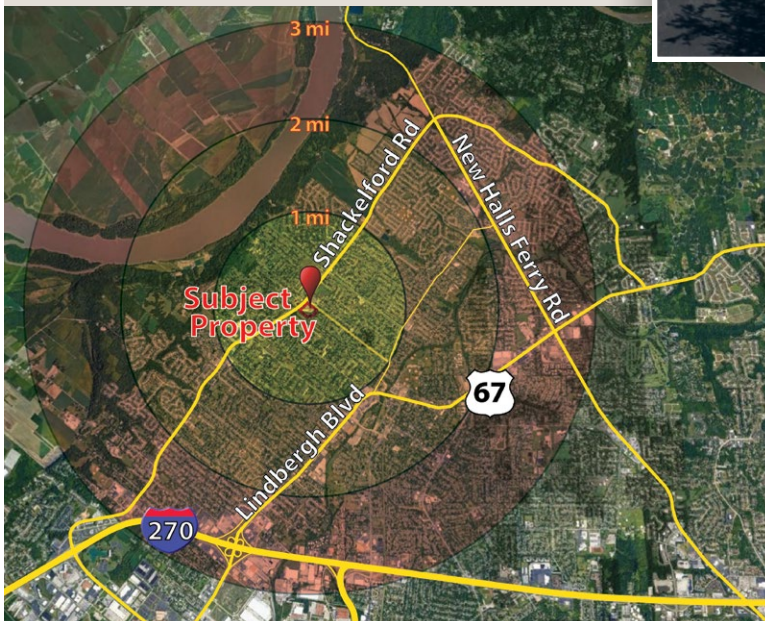
- 1 mi, \$82,798
- 2 mi, \$86,226
- 3 mi, \$87,015

Population

- 1 mi, 16,406
- 2 mi, 46,930
- 3 mi, 80,866

Traffic Count

Shackelford Rd—40,000 VPD



PROPERTY HIGHLIGHTS

- Anchored by strong-performing Schnucks
- Located in dense neighborhood setting with 31,973 households within a 3-mile radius
- Prominent access/visibility off Shackelford Road

Shackelford Center serves a dense trade area and is anchored by the dominant grocer in the region

Owned and managed by
the CARRINGTON company
1.800.291.1454

For more information,
contact
JON PALSHA

916.844.7692, office
925.997.7506, mobile
jon@thecarro.com

— SITE PLAN —

1150 Shackelford Road • Florissant, MO 63031

Space	Tenant	Sq Ft
1160	Schnucks	45,960
1156	New Lease	800
1154	AVAILABLE	800
1152	PCS Home Health	800
1150	Fresh Nail & Spa	1,275



All maps and information herein is compiled using data from private and government sources deemed to be reliable and is provided without representation or warranty. Maps are not to scale and are presented for information only.

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— TRADE AREA —

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Avg HHI	Population
• 1 mi, \$82,798	• 1 mi, 16,406
• 2 mi, \$86,226	• 2 mi, 46,930
• 3 mi, \$87,015	• 3 mi, 80,866

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