



 **New Retail Outlot
±1.00 Acres
Available for Lease or Sale**

For Lease or Sale →

365 N HIGHWAY 67
Florissant, MO 63031

CONTACT US

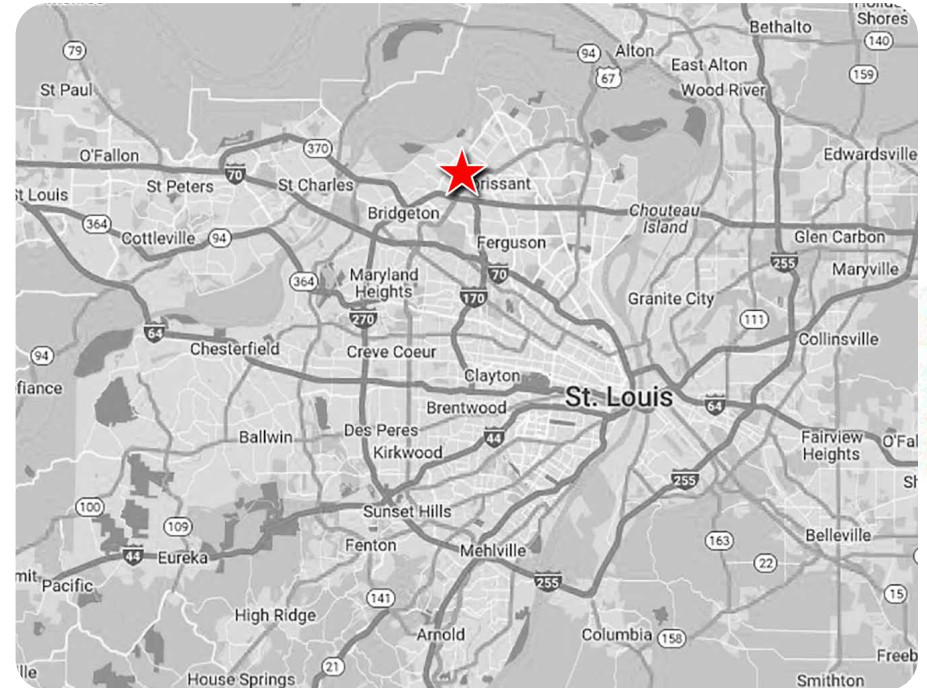
Jason Morgan
314.560.8114 | jm@ccr-stl.com

Property Details

- ▶ **365 N. Highway 67, Florissant, MO 63031**
 - ▶ ±1.00 Acres
- ▶ Premier hard corner situated at the fully signalized intersection of N Hwy 67 & Charbonnier/Washington Rd
- ▶ Rare opportunity to secure a high-profile retail outlet within one of the strongest & most established retail corridors in North St. Louis County
- ▶ Exceptional visibility and access with traffic counts
- ▶ Extremely dense and established population base
- ▶ Ideal opportunity for QSR, drive-thru restaurant, coffee user, medical retail, bank/credit union, marijuana dispensary, automotive service, wireless retailer, or other high-profile retail users seeking strong visibility and access.
- ▶ Surrounded by an established and dominant retail trade area including Dierbergs, Schnucks, Walgreens, CVS, IHOP, Waffle House, Five Guys, Jimmy John's, Dollar Tree, and many others.
- ▶ Ground lease preferred; however, ownership will consider a sale

2025 Demographics

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 Mile	13,875	5,688	\$81,108
3 Mile	92,305	37,057	\$79,753
5 Mile	161,163	64,620	\$81,817



Traffic Counts

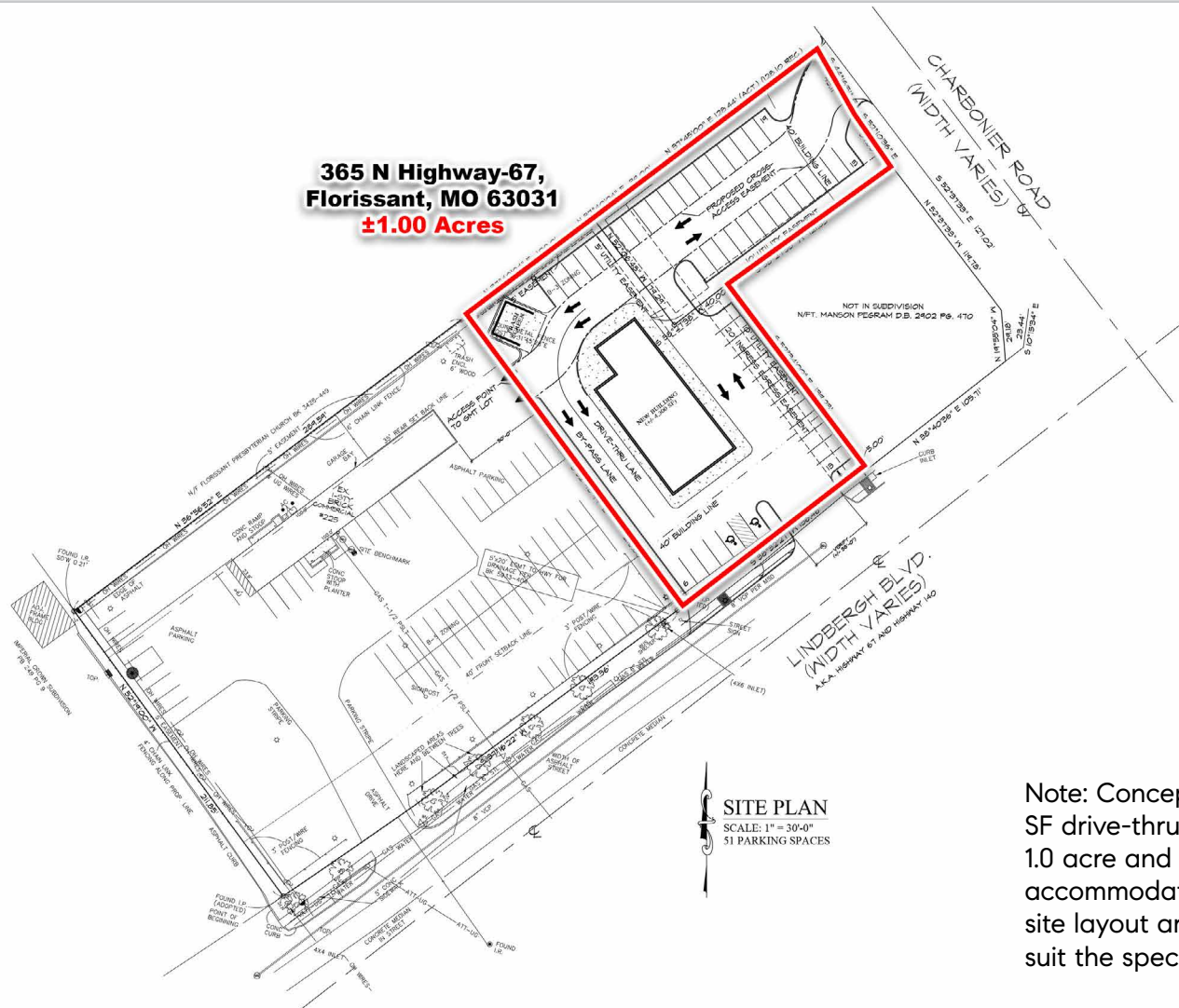
- ▶ N. Highway 67: 33,881 AAWDT
- ▶ Charbonnier Rd: 11,046 AAWDT

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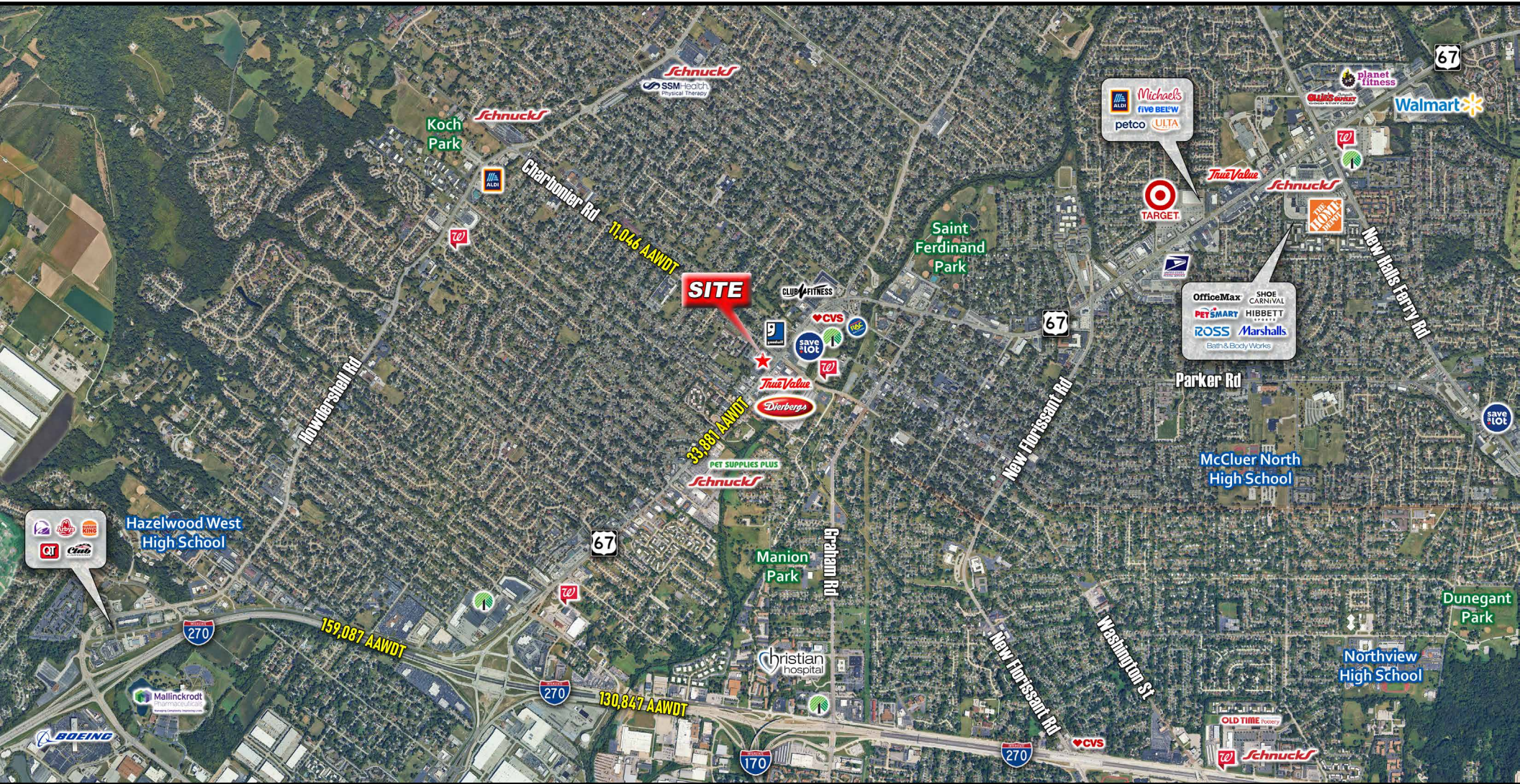
Note: Conceptual site plan illustrates a ±4,300 SF drive-thru restaurant on approximately 1.0 acre and demonstrates the site's ability to accommodate a drive-thru use. Building size and site layout are conceptual and can be modified to suit the specific needs of the end user.

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