



PROPERTY DESCRIPTION

Salient is pleased to present this incredible opportunity to own a sizable lot with a 2,700 SF office. This property presents a great opportunity to continue with commercial use or creates an opportunity for a redevelopment site. The site is located at one of the main thoroughfares through Florissant, approximately 33,000 vehicles pass by daily.

The property is also available for lease at an attractive rate of \$15.00/SF (Gross). Please reach out to the brokers for more information or to schedule a tour today.

PROPERTY HIGHLIGHTS

- For Sale & Lease
- +/- 2,700 SF Office
- .74 Acres in the Heart of Florissant
- Great Opportunity for Neighborhood Retail, Office, or Redevelopment
- Main Thoroughfare - 33,000 Vehicles Pass by Daily

OFFERING SUMMARY

Sale Price:	\$360,000
Lease Rate:	\$15.00 SF/yr (Gross)
Available SF:	2,700 SF
Lot Size:	0.74 Acres
Building Size:	2,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,592	26,169	57,772
Total Population	11,196	63,547	140,582
Average HH Income	\$63,569	\$58,117	\$57,622



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

TIMOTHY MCCARTHY
314.451.7145

TMCCARTHY@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

BEN GRUENDER
314.931.0635

BGRUENDER@SALIENTREALTYGROUP.COM
ASSOCIATE

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