

# 3890 PERSHALL RD

PERSHALL RD & N. ELIZABETH AVE

FERGUSON, MO

NORTHVIEW  
HIGH SCHOOL

NORTH  
TECHNICAL  
HIGH SCHOOL

SPECIAL  
SCHOOL  
DISTRICT  
OF ST. LOUIS

ACKERMAN  
SCHOOL

Johnny Londoff

OLD TIME  
Pottery

Walgreens

Schnucks

S. Waterford Dr

Dunn Rd

Pershall Rd

Pershall Rd

123,009 (2022)

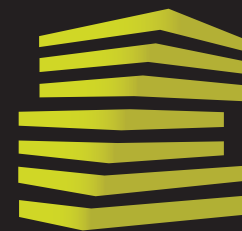
McCLUER  
HIGH SCHOOL

SSM-health  
Cardinal Glennon  
Children's Hospital

GRADE  
CHURCH

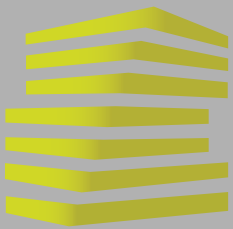
N. Elizabeth Ave

SITE



LOCATION.  
commercial real estate

0.47 ACRES AVAILABLE FOR SALE OR GROUND LEASE



# 3890 PERSHALL RD

## NEIGHBORHOOD VIBE

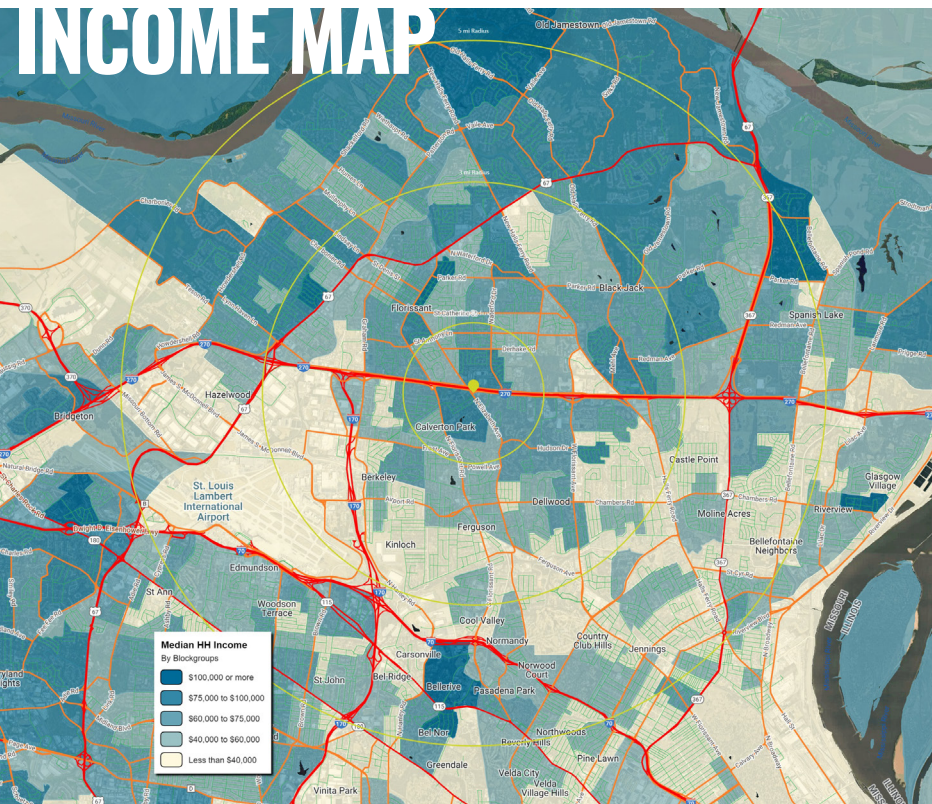
BEN WEIS

314.818.1563 (OFFICE)  
314.629.6532 (MOBILE)  
Ben@LocationCRE.com

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

## INCOME MAP



The City of Ferguson is located in North St. Louis County and sits just five minutes from St. Louis Lambert International Airport. North County's outstanding location is minutes away from the major attractions of both Downtown St. Louis and St. Louis County. North County offers a peaceful, civil environment that benefits from convenient proximity to the business, cultural and entertainment centers of St. Louis.

Ferguson is surrounded by three major highways: I-70, I-170, and I-270, each carrying more than 100,000 vehicles per day. The Ferguson area is home to three Fortune 500 companies with a combined 26,000 employees, and two college campuses with over 24,000 students. Over the past six years, Ferguson has seen more than \$65 million in new commercial development, with another \$30 million+ planned or under construction.

### ANNUAL DEMOGRAPHICS

#### POPULATION



**1 MILE**  
11,201

**3 MILES**  
95,574

**5 MILES**  
239,936

#### HOUSEHOLD



**1 MILE**  
4,602

**3 MILES**  
38,887

**5 MILES**  
98,113

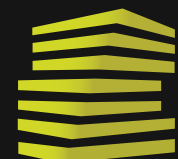
#### AVG HH INCOME



**1 MILE**  
\$89,672

**3 MILES**  
\$74,420

**5 MILES**  
\$78,069



**LOCATION.**  
commercial real estate



REALTY  
RESOURCES  
MEMBER

www.LocationCRE.com

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## AERIAL + DETAILS

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