



**PLAZA ON THE BOULEVARD**

SCAN HERE!



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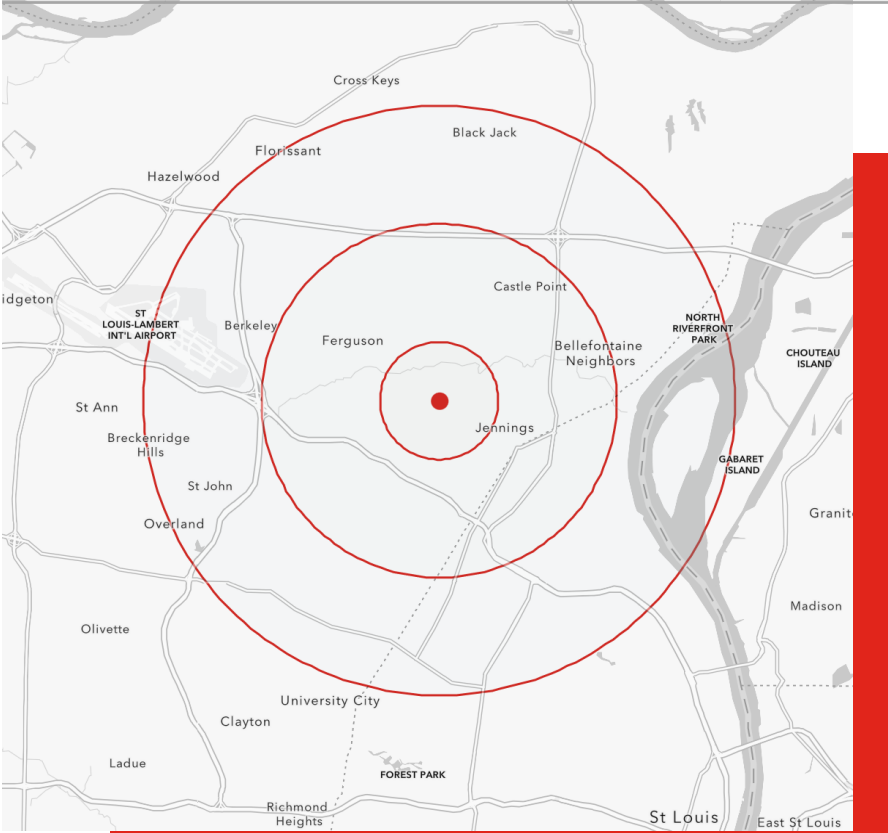
**8023 WEST FLORISSANT AVENUE  
JENNINGS, MO 63136  
1,226 S.F. - 3,227 S.F. | \$20.00/S.F. N.N.N.**

**PROPERTY INFORMATION**



- **PROMINENT RETAIL LEASING OPPORTUNITIES AT PLAZA ON THE BOULEVARD SHOPPING CENTER.**
- **MAJOR ANCHORS INCLUDE SCHNUCKS, MERS GOODWILL, ALDI, RAINBOW, ATHLETICO & FOOTLOCKER.**
- **THREE (3) SIGNALIZED ENTRANCES + TWO (2) LARGE PYLON SIGNS.**
- **SMALL SHOPS SPACE OF 1,226 - 3,227 SF AVAILABLE.**
- **HIGHLY-TRAFFICKED INTERSECTION OF WEST FLORISSANT & LUCAS-HUNT.**
- **DIRECTLY ACROSS EMERSON'S WORLD HQ (FORTUNE 500 COMPANY) WITH OVER 1,500 EMPLOYEES AND NORWOOD HILLS COUNTRY CLUB.**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	10,718	97,905	234,978
HOUSEHOLDS 	4,448	40,757	96,648
AVERAGE HH INCOME 	\$44,323	\$54,267	\$59,921



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### SITE PLAN



PROPERTY BREAKDOWN		
A	SCHNUCKS	63,443 SF
B	B' LUXURY BARBER & BEAUTY	1,600 SF
<b>B1</b>	<b>AVAILABLE</b>	<b>1,600 SF</b>
B2	GENX	7,950 SF
CI-C2	NATIONAL HEALTHCARE	6,400 SF
D	RAINBOW	11,913 SF
E1	GAMESTOP	2,400 SF
E2	HIBBETT SPORTS	4,000 SF
F1-F2	FOOT LOCKER	7,500 SF
F3	ATHLETICO	3,633 SF
G	DAVITA	9,300 SF
<b>H1</b>	<b>RESTAURANT ENDCAP</b>	<b>3,227 SF</b>
H2	MIDLAND STATES BANK	1,604 SF
H3	CRICKET WIRELESS	1,401SF
<b>H4</b>	<b>AVAILABLE</b>	<b>2,274 SF</b>
H5	NCP ASSET MANAGEMENT	1,028 SF
H6	CHINA KING	1,605 SF
H7	METROPCS	1,600 SF
<b>I1</b>	<b>AVAILABLE</b>	<b>2,000 SF</b>
I2	FONG LONG NAILS	1,600 SF
I3	CHIRO ONE	3,200 SF
I4	SUBWAY	2,118 SF
I5	CITY G.E.A.R.	9,000 SF
I6	H&R BLOCK	2,000 SF
J1	T-MOBILE	3,226 SF
<b>J2</b>	<b>AVAILABLE</b>	<b>1,226 SF</b>
<b>J3</b>	<b>AVAILABLE</b>	<b>2,000 SF</b>
K	NEGOTIATING LEASE	0.75 ACRES

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AERIAL



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