

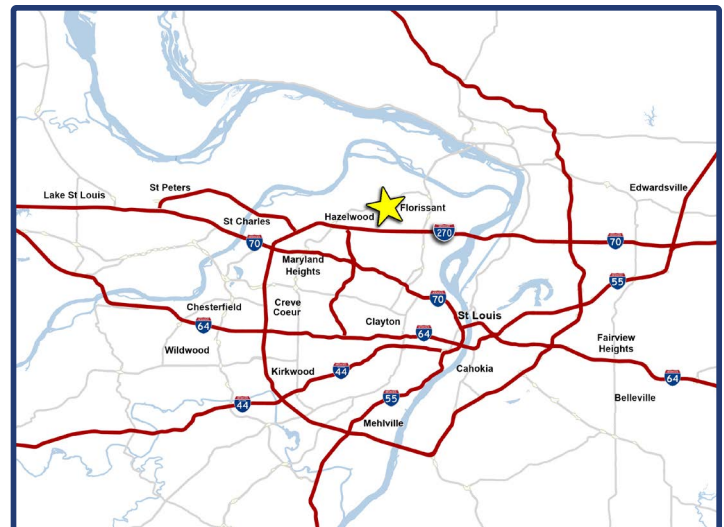


FOR LEASE

SPACE AVAILABLE
1,100 SF - 3,600 SF

DESCRIPTION

- Located in the heart of North County's major retail area
- Excellent visibility, parking & access
- Tenant's include: FedEx, Family Dollar, Subway, Little Caesars, Dairy Queen, Fast Track Urgent Care, The Tinderbox, Boost Mobile
- Lease Rate: \$14.00 PSF NNN



RETAIL AERIAL

SURREY PLAZA I & II

2520-2800 N. HWY 67 (N. LINDBERGH) | FLORISSANT, MO 63033



LOCATION

Located near the intersection of
N. Highway 67 & Trotterway Dr

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2025 Population	12,818	94,125	171,847
Households	5,223	37,634	68,880
Avg. HH Income	\$81,716	\$92,644	\$85,160

TRAFFIC COUNTS

N. Hwy 67:
27,893 VPD (Kalibrate 2025)

CENTER RETAILERS



FOR INFORMATION (314) 567-9944

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STAN HOFFMAN
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ST. LOUIS COMMERCIAL REALTY
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TRADE AERIAL

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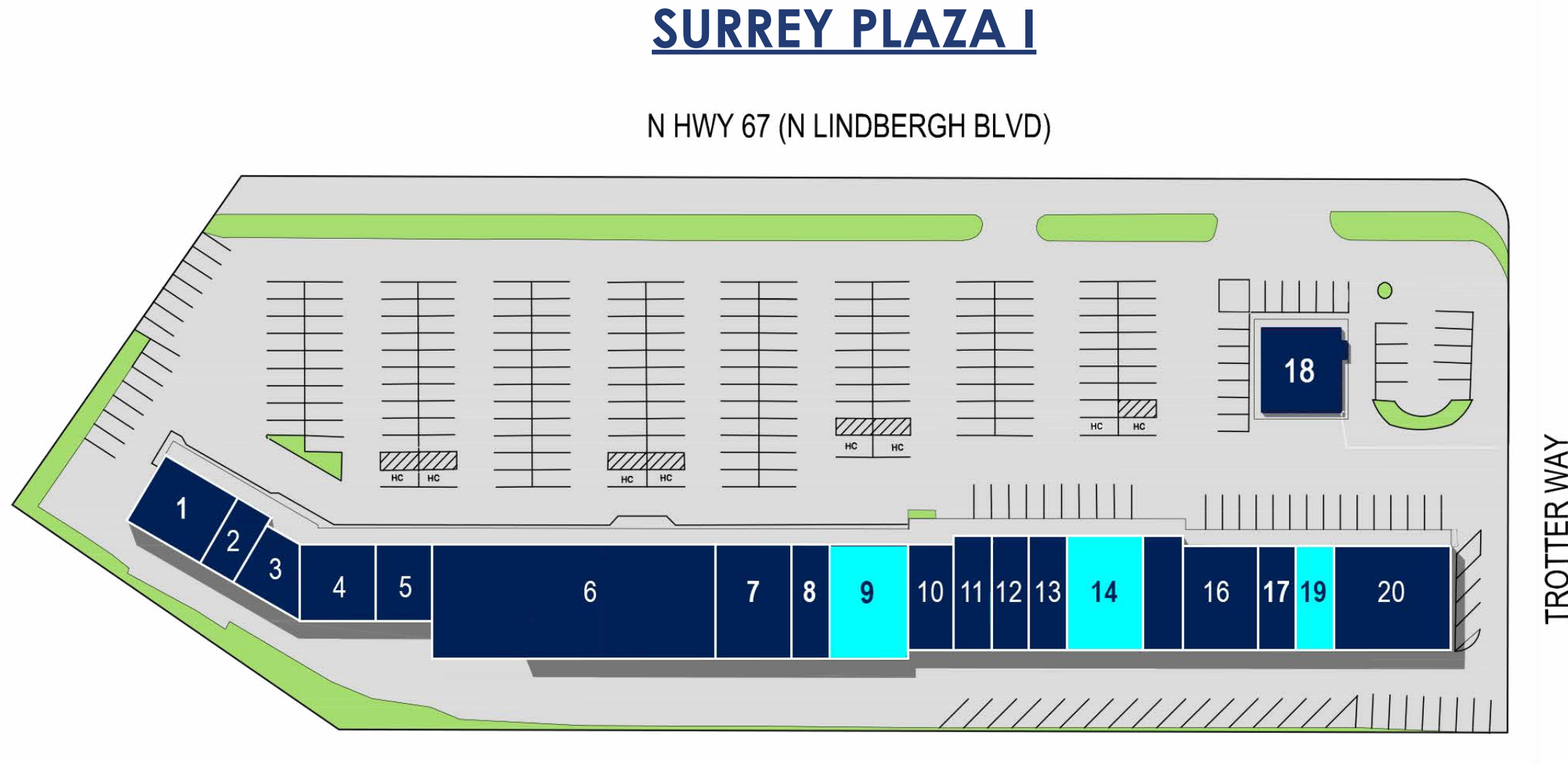
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SITE PLAN

SURREY PLAZA I & II

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#	ADDRESS	TENANT	AREA
1	2520	Paw Patch Animal Hospital	1,618 SF
2	2528	American Family Insurance	802 SF
3	2532	Staten Island Cleaners	1,080 SF
4	2536-40	ATN Nails	1,600 SF
5	2544	Subway	1,200 SF
6	2548-76	Family Dollar	9,000 SF
7	2580-84	FedEx	2,400 SF
8	2588	FedEx	1,200 SF
9	2592-96	AVAILABLE	2,400 SF
10	2620	Boost Mobile	1,306 SF
11	2632	Bus Loop Burgers	1,200 SF
12	2636	BLB Wings	1,200 SF
13	2640	Dr. McClain	1,200 SF
14	2644	AVAILABLE	2,400 SF
15	2660	Natural Life	1,246 SF
16	2666-70	H&R Block	2,220 SF
17	2674	Landmark Financial	1,110 SF
18	2678	Dairy Queen	1,848 SF
19	2682	AVAILABLE	1,100 SF
20	2686	Fast Track Urgent Care	3,300 SF



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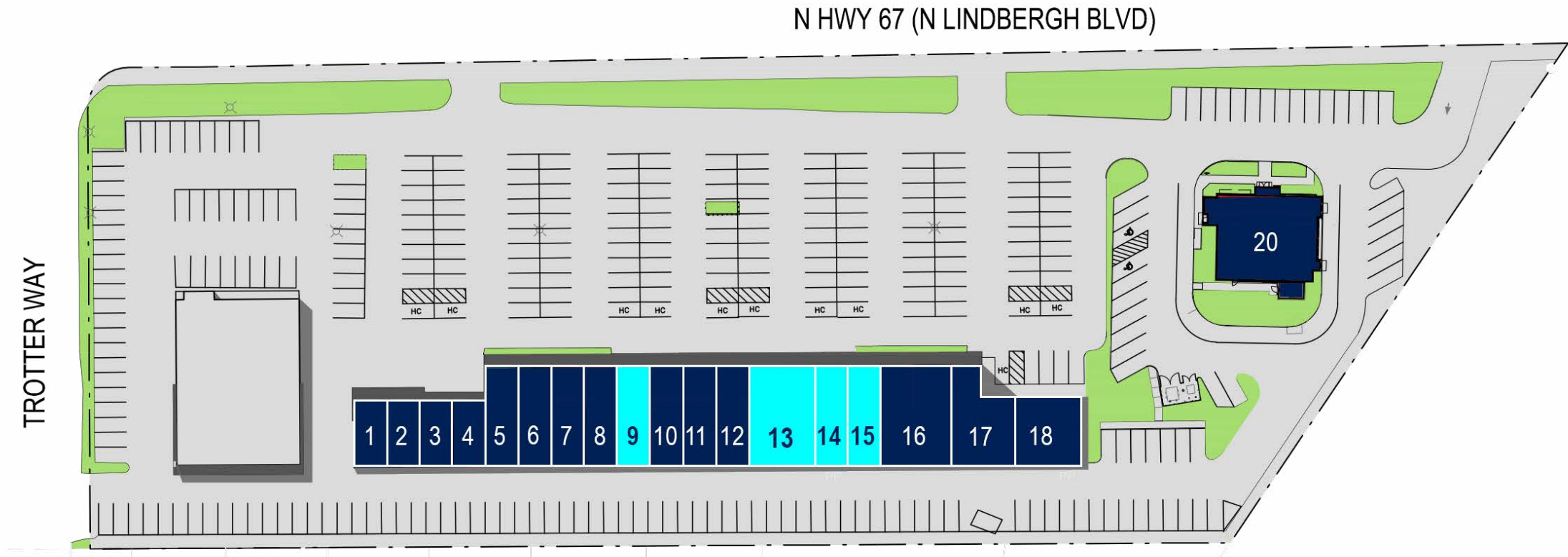
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#	ADDRESS	TENANT	AREA
1	2710	Cater 2 Care	800 SF
2	2714	Tinder Box	800 SF
3	2718	Chic's Hair Clinique	800 SF
4	2722	American Quality Home Care	800 SF
5	2726	Mexican Grocer	1,200 SF
6	2730	Advance America	1,200 SF
7	2734	A+ Nails	1,200 SF
8	2738	#1 China	1,200 SF
9	2742	AVAILABLE	1,200 SF
10	2746	Beauty of Holliness Salon	1,200 SF
11	2750	Merritt Eyecare	1,200 SF
12	2754	Merritt Eyecare (expansion)	1,200 SF
13	2758	AVAILABLE	2,400 SF
14	2766	AVAILABLE	1,200 SF
15	2770	AVAILABLE	1,200 SF
16	2774-78	Field Box	2,400 SF
17	2782	Curtis 4 Care Family Practice	2,000 SF
18	2786	State Farm	1,600 SF
19	2800	Raising Cane's	

SURREY PLAZA II



2022 DEMOGRAPHICS



Population

1-Mile	12,818
3-Mile	94,125
5-Mile	171,847



Average Household Income

1-Mile	\$81,716
3-Mile	\$92,644
5-Mile	\$85,160



Number of Households

1-Mile	5,223
3-Mile	37,634
5-Mile	68,880



Daytime Population

1-Mile	10,676
3-Mile	76,268
5-Mile	144,122

