



**AERIAL**



## PROPERTY HIGHLIGHTS

- **Two Suites Available that can be Demised or Combined:**
  - ⇒ 6,311 +/- SF – 1st Floor
    - ⇒ Currently occupied by Dr. Yah'ki Health & Wellness
    - ⇒ Tenant has outgrown space and will be relocating
    - ⇒ Welcoming reception/entrance area with 15 private rooms that function well as treatment rooms or offices and expansive open area.
  - ⇒ 4,000 +/- SF – Lower Level
    - ⇒ Currently utilized for studio/media productions
    - ⇒ Full kitchen, large restroom core, offices and spacious multi-use area.
- **High Profile Location:** Located on Florissant's major commercial/retail corridor across from Target, Michael's Five Below, Aldi's, Chipotle, Panda Express, Panera Bread to name a few.
- **Ample Parking & Visibility:** High-traffic location in excess of 30,000 cars per day with excellent visibility for your business, plus abundant on-site parking for tenants and visitors.
- **Ideal Uses:** Well suited for office or medical although with this locations retail appeal, the location offers endless possibilities.
- **Lease Rate:** \$8-16/SF plus NNN's

## PROPERTY DEMOGRAPHICS

### Population

- 1-Mile : 14,376
- 3-Mile: 98,768
- 5-Mile: 176,155

### Households

- 1-Mile : 5,663
- 3-Mile: 39,067
- 5-Mile: 70,032

### Ave Household Income

- 1-Mile : \$69,687
- 3-Mile: \$75,518
- 5-Mile: \$70,541

### # of Daytime Employees

- 1-Mile : 5,143
- 3-Mile: 30,200
- 5-Mile: 55,708

**PROPERTY PHOTOS**



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[www.ccr-stl.com](http://www.ccr-stl.com)

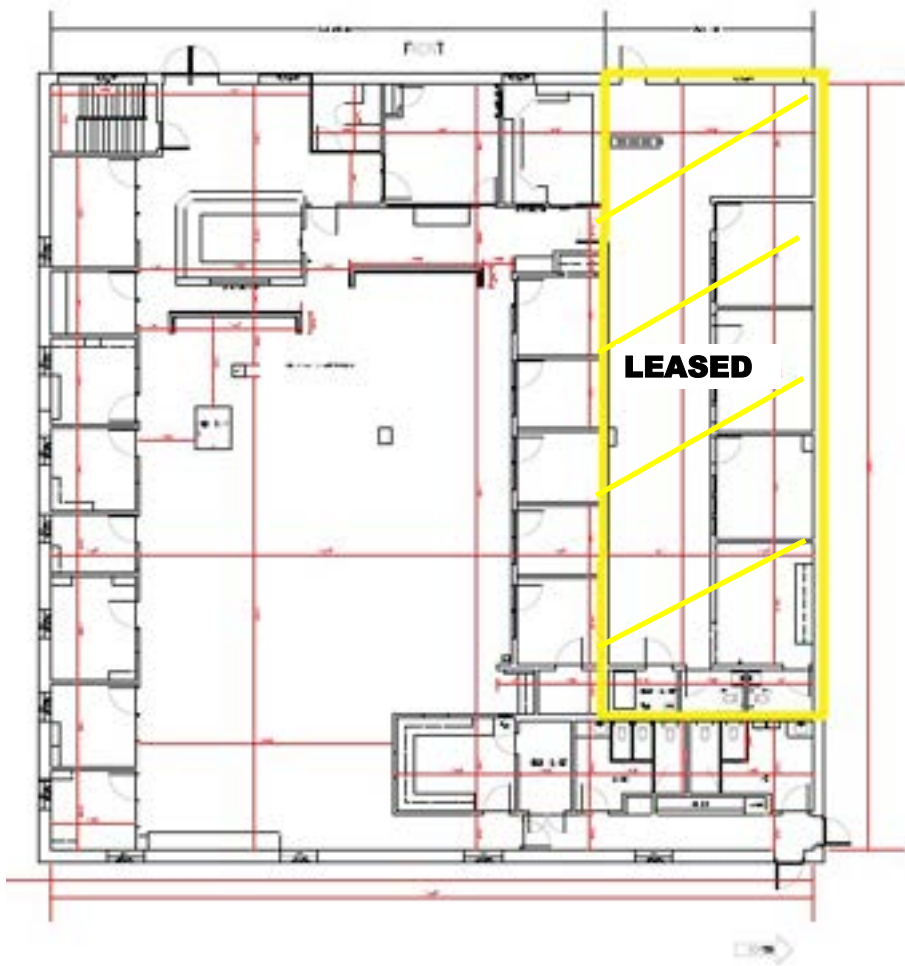
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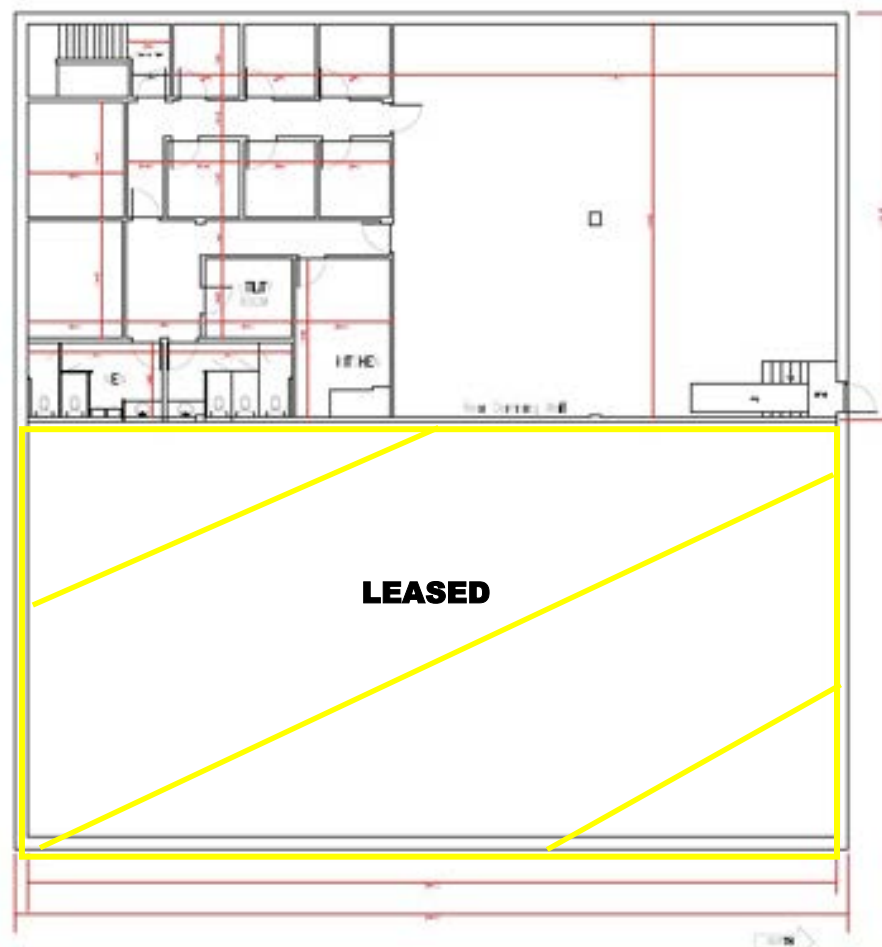
**2402 N HIGHWAY 67**  
**Florissant, MO 63033**  
**6,311 SF 1st Floor | 4,000 SF Lower Level**

**FLOOR PLANS**

**6,311 +/- SF 1st Floor**



**4,000 +/- SF Lower Level**



**AERIAL SITE PLAN**





**FOR LEASE**  
**HIGH PROFILE RETAIL/MEDICAL/OFFICE SPACE**

**FOR MORE INFORMATION**

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**INFORMATION DISCLOSURE:** The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

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