

RETAIL | **FOR LEASE**



1120 N Florissant Road St. Louis, MO 63135

Joi Niedner - 314.304.4900
joi@mckelveyproperties.com

8,280 SF AVAILABLE FOR LEASE

2,480 SF + 5,480 SF DIVISIBLE





FOR LEASE

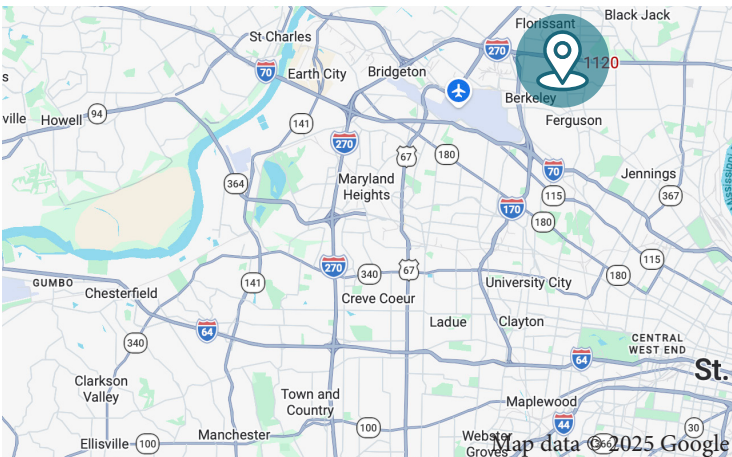
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St. Louis, MO 63135



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LEASE RATE: \$10.25/SF + \$3.87NNN
8,280 SF AVAILABLE - DIVISIBLE 2,480 SF AND 5,480 SF



Excellent opportunity to lease 8,280 SF of retail space in a highly visible neighborhood retail center along N. Florissant Road, minutes away from I-270! Space is divisible in a 2,480 SF and a 5,480 SF space!

Surrounded by a dense residential population and established businesses including Schnucks, CVS, Walgreens, U.S. Bank, ArchWell Health and numerous restaurants and neighborhood services, the property benefits from strong visibility and a convenient location with a VPD of 65,583 within a mile!

The shopping center is also near Walnut Grove Elementary, just blocks away from Wabash Park, and near the Municipal Public Library, with several churches lining the street.

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MP

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



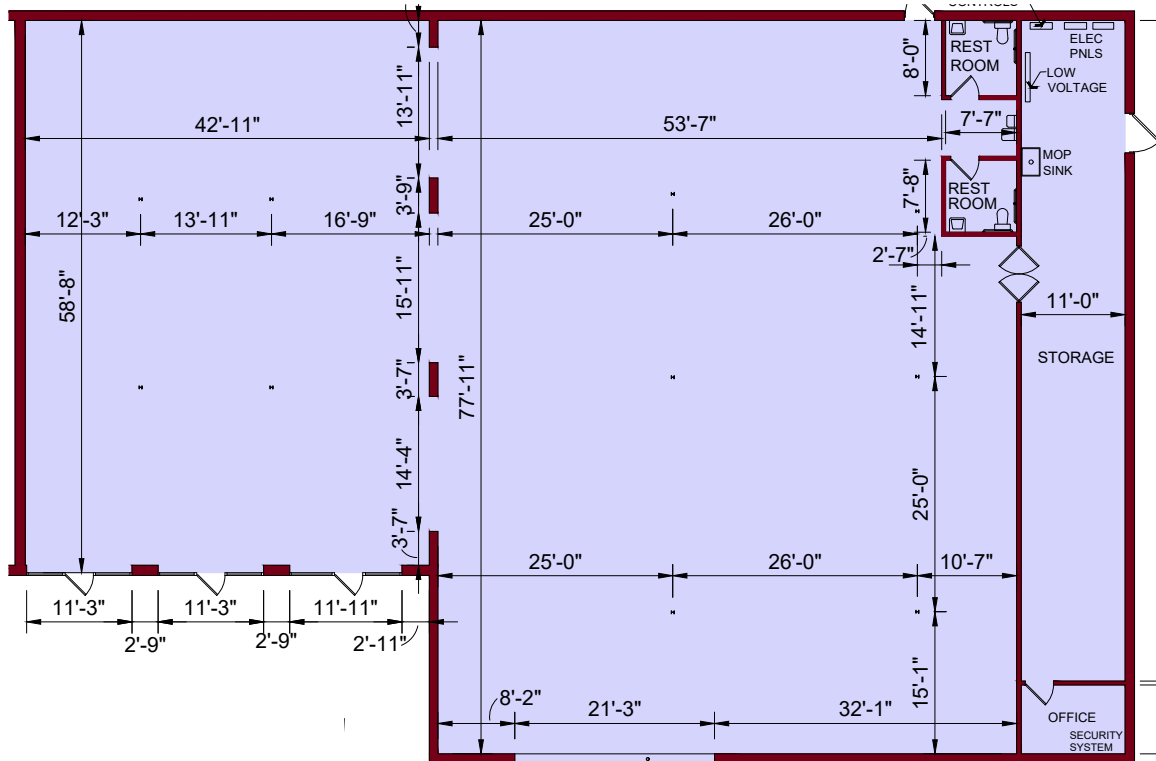
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FLOOR PLAN



SITE PLAN:



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PROPERTY DETAILS	WOULD BE PERFECT FOR	LOCATION HIGHLIGHTS	NEARBY BUSINESSES
8,280 SF Available For Lease. 13,800 SF Retail Center. \$10.25/SF + \$3.87NNN High visibility along N. Florissant Rd. Convenient access to I-270. Established retail and service corridor.	Ideal for a retail store, fitness or wellness concept, medical or professional office, childcare center, specialty grocer, or neighborhood service business looking for a highly visible location within an established community.	Positioned along the N. Florissant Road commercial corridor with convenient access to I-270, I-170 and I-70. The property is surrounded by established neighborhoods, retailers, restaurants and major North County employment centers, with St. Louis Lambert International Airport just minutes away.	Schnucks ALDI Walgreens CVS McDonald's Sam's Club Walmart Target Lowe's The Home Depot Amazon FedEx Boeing St. Louis Lambert International Airport

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,803	79,732	243,149
HOUSEHOLDS	4,228	32,887	100,817
AVERAGE INCOME	\$81,455	\$73,558	\$74,571

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