



FORMER FAMILY DOLLAR
9,180 SF FREE-STANDING BUILDING AVAILABLE
6440 W FLORISSANT AVENUE | JENNINGS, MISSOURI

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NEIS ACQUISITIONS

PROPERTY HIGHLIGHTS

6440 W FLORISSANT AVENUE | JENNINGS, MISSOURI

NEIS ACQUISITIONS



ADDRESS

6440 W Florissant Avenue, Jennings, Missouri 63136

AVAILABILITY

9,180 SF Free-Standing Building

- Former Family Dollar
- Potential for Redevelopment for Ground Lease or Build-to-Suit

TRAFFIC COUNTS

Florissant Ave: 10,118 VPD ('24)

Goodfellow Blvd: 18,971 VPD ('24)

PROPERTY DETAILS

- 264,054 Residents within a 5-Mile Radius - St. Louis MSA
- Average Household Income Exceeds \$54,000 in Surrounding Area
- Visible to 10,800+ Cars/Day Along West Florissant Avenue
- Down the Road from Northland Shopping Center - Retailers Include Schnucks, ALDI, Burger King, Sonic Drive-In, and Wendy's
- Strong Daytime Population - 237,827 Employees within 5 Miles of Subject Property
- 1 Mile Off the I-70 Freeway - Major Connector for the St. Louis Area with Direct Access to Downtown St. Louis and St. Louis-Lambert International Airport

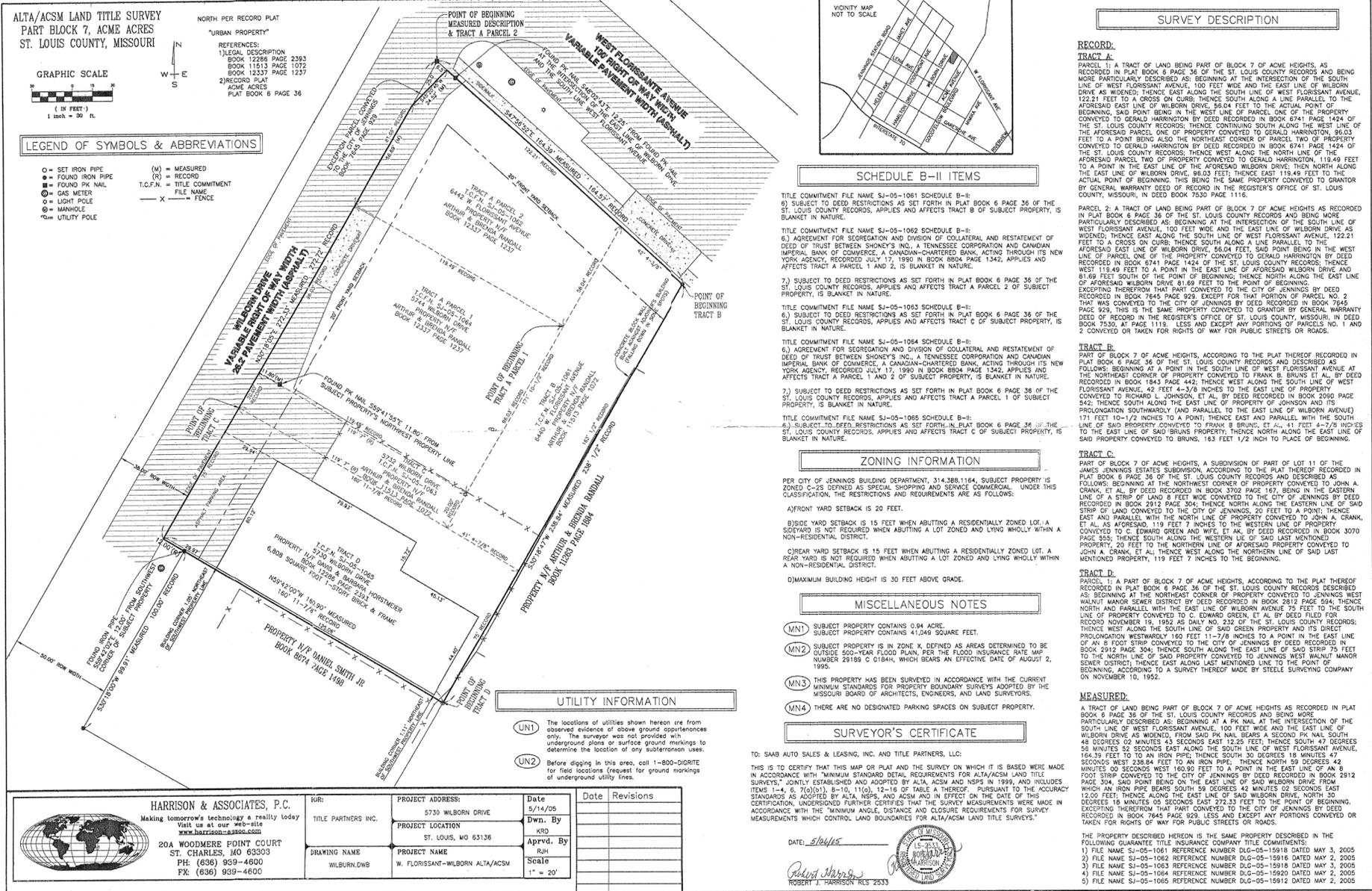
2025 DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
Population	14,066	83,697	220,009
Daytime Pop.	10,057	76,830	206,845
Households	6,097	36,478	97,793
Avg. HH Income	\$49,080	\$54,118	\$70,707

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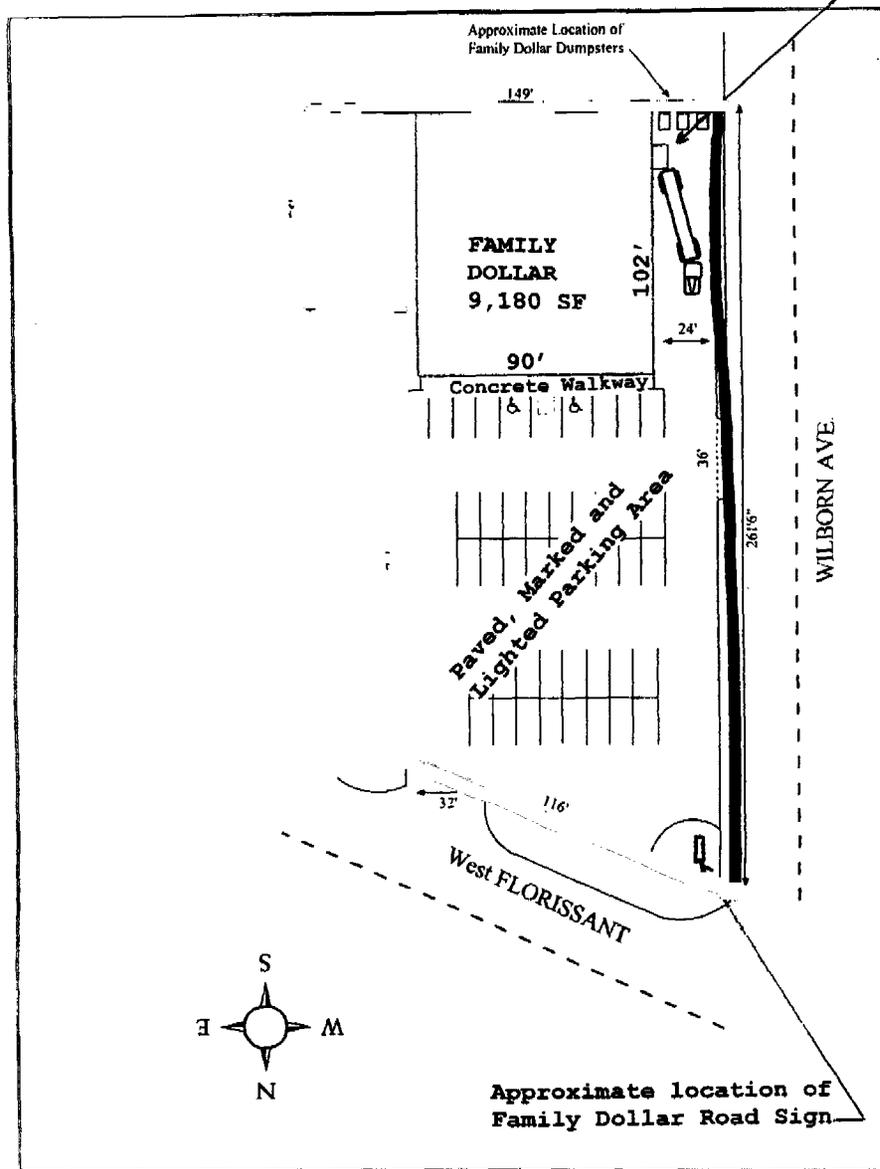
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SITE PLAN

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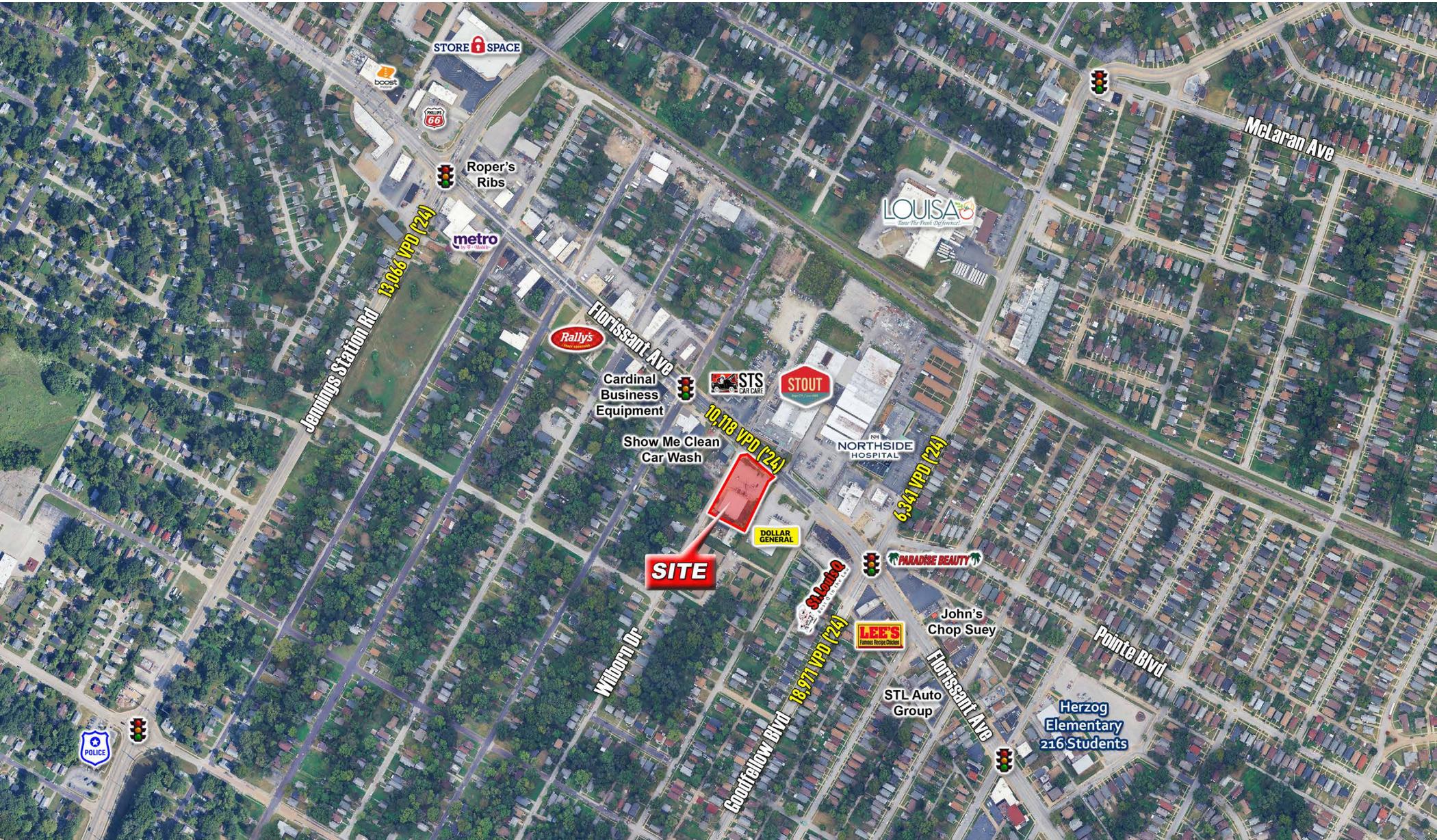
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SITE AERIAL

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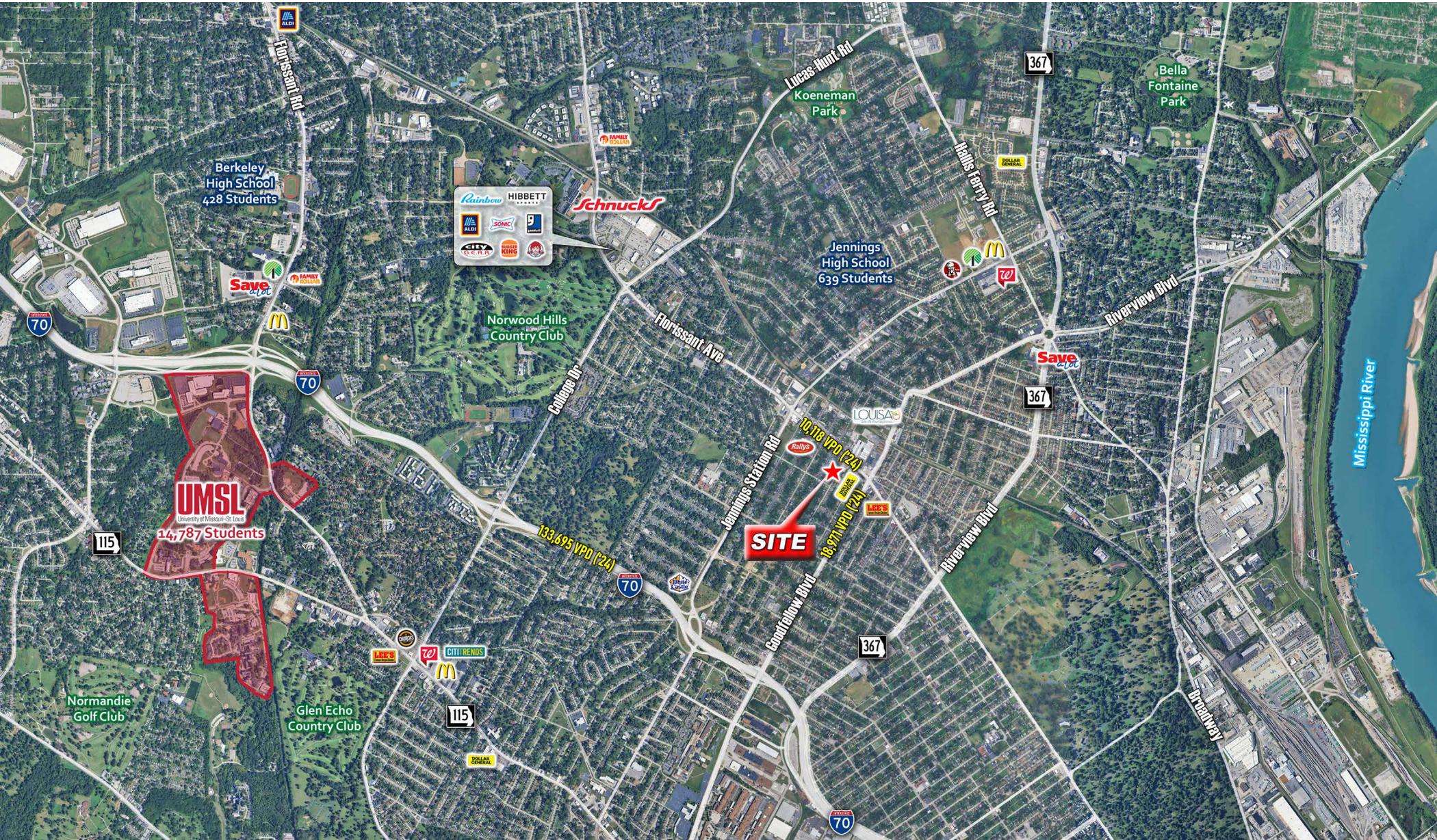
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MARKET AERIAL

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