



SmartEquity
Commercial Real Estate and Property Management

FOR SALE

3332 Patterson Rd.
Florissant, MO 63031



PROPERTY INFORMATION

Sale Price: Call Broker For Details
Land Area: 647,737 SF, 14.89 Acres
Daily traffic count: 20,300 vehicles per day
Zoning: R2

PROJECT DESCRIPTION

Located at the signalized intersection of Patterson Rd and Greenway Chase Dr, two blocks from New Halls Ferry Road.

Infill undeveloped land surrounded by dense residential neighborhoods and commercial development . Area retailers include Lowe’s, Home Depot, Walmart, Target

Owner is willing to sub-divide.

	1 mile	2 miles	3 miles
TOTAL POPULATION	14,489	45,181	77,435
TOTAL DAYTIME POPULATION	11,844	36,742	63,036
AVERAGE HOUSEHOLD SIZE	2.71	2.59	2.53
MEDIAN AGE	39.8	40.8	41.6
MEDIAN HOUSEHOLD INCOME	70,133	67,811	65,965

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