

# OFFERING MEMORANDUM

For Sale | Retail / Commercial Investment Property



## 7516 Florissant Rd | St. Louis, MO

10,342 SF | 6 Commercial Spaces | 2 Stories | 110' Frontage on Florissant Rd | Asking: \$605,000

| Asking Price     | Building SF      | Lot Size       | Spaces         | Year Built  | Frontage                  |
|------------------|------------------|----------------|----------------|-------------|---------------------------|
| <b>\$605,000</b> | <b>10,342 SF</b> | <b>0.26 AC</b> | <b>6 Units</b> | <b>1999</b> | <b>110' on Florissant</b> |

## EXECUTIVE SUMMARY

All Realty LLC is pleased to present 7516 Florissant Road — a rare multi-tenant retail and commercial investment opportunity in the heart of St. Louis, Missouri. Offering 10,342 square feet across six commercial spaces on two stories, this 1999-built property sits at a high-traffic intersection along Florissant Road with 110 feet of prime road frontage, delivering exceptional visibility to thousands of daily commuters and residents.

With all six commercial units currently vacant, this property represents an outstanding blank-canvas opportunity for an owner-operator seeking to occupy one or more spaces while leasing the remaining units to generate immediate income — or for an investor looking to reposition a well-located asset in one of St. Louis's most active commercial corridors. The flexible layout, strong bones, and strategic location make this an ideal candidate for redevelopment, retail repositioning, or mixed-use conversion.

Priced at \$605,000, this offering is competitively positioned for the St. Louis metro market and represents compelling value per square foot for a 2-story, multi-unit commercial building with significant upside potential.

## PROPERTY DETAILS

|                   |                                   |                 |                            |
|-------------------|-----------------------------------|-----------------|----------------------------|
| Property Address  | 7516 Florissant Rd, St. Louis, MO | Asking Price    | \$605,000                  |
| Property Type     | Retail / Commercial               | Building Size   | 10,342 SF                  |
| Year Built        | 1999                              | Building Height | 2 Stories                  |
| Lot Size          | 0.26 Acres                        | Building FAR    | 0.91                       |
| Zoning            | 39NBOR (Verify w/ City)           | Frontage        | 110' on Florissant Rd      |
| Commercial Spaces | 6 Units — All Vacant              | Occupancy       | 0% — Value-Add Opportunity |
| Sale Type         | For Sale — Fee Simple             | Availability    | Immediate                  |

## KEY HIGHLIGHTS

### ★ Prime Florissant Rd Frontage

110 feet of high-visibility frontage on one of St. Louis's busiest and most-recognized commercial corridors — maximizing exposure to thousands of daily drivers and pedestrians.

### ★ High Traffic Flow Location

Situated at a prominent St. Louis intersection with strong daily traffic counts, surrounded by established retail, residential neighborhoods, and community amenities.

### ★ 6 Commercial Units — All Vacant

A true blank canvas. All 6 commercial spaces are vacant and ready for immediate occupancy, buildout, or repositioning — giving a buyer full flexibility to configure the building to their vision.

### ★ Ideal for Owner-Operators

Occupy one or more units for your own business while leasing remaining spaces to offset the mortgage and generate cash flow from day one — a smart entry point for business owners.

### ★ Redevelopment Potential

The property's size, lot, 2-story layout, and high-visibility location make it an excellent candidate for repositioning, renovation, or mixed-use redevelopment in a growing corridor.

### ★ Compelling Value at \$605K

At \$58.50/SF, this offering is priced well for a 1999-built multi-unit commercial building with 110' of prime Florissant Road frontage and significant income upside.

## OWNER-OPERATOR & INVESTMENT OPPORTUNITY




### Own Your Space. Build Your Business. Generate Income.

This property is perfectly suited for an owner-operator who wants to establish or expand their business in a high-traffic St. Louis location while putting the remaining commercial units to work as

income-generating leases. With 6 vacant units across 10,342 SF, a buyer can occupy the space(s) they need and lease the rest — effectively having tenants help pay the building's carrying costs from day one.

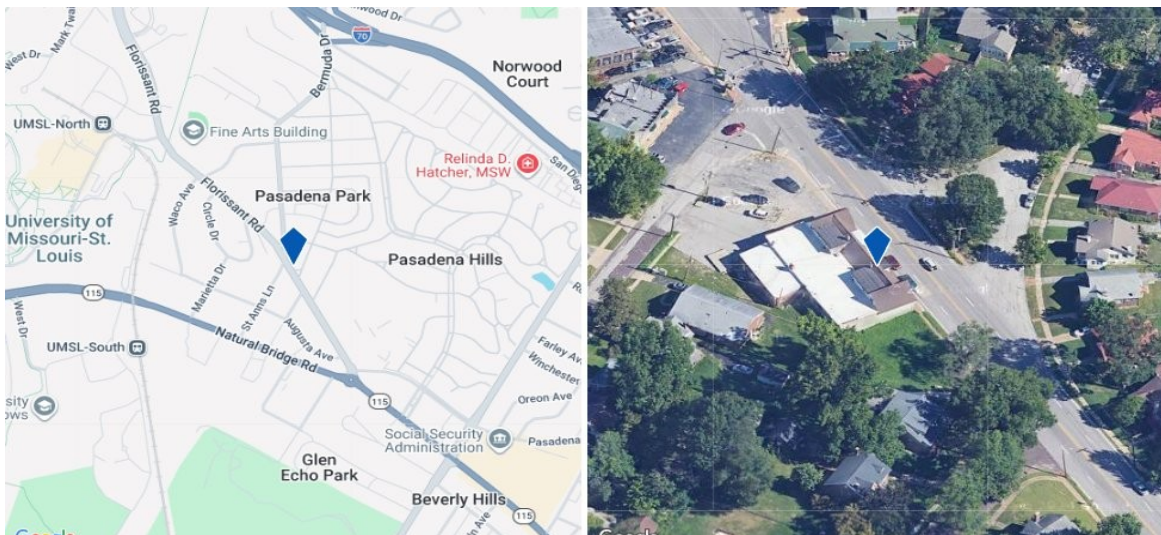
For pure investors, the all-vacant status represents a true value-add play — acquire at a competitive basis, execute strategic leasing, and create significant equity through stabilized occupancy in a strong commercial location.

## POTENTIAL USES

|  |  |   |  |  |  |  |
|--|--|---|--|--|--|--|
| <br><b>Retail Shops</b> | <br><b>Professional Offices</b> | <br><b>Salon / Spa</b> | <br><b>Medical / Dental</b> | <br><b>Food &amp; Beverage</b> | <br><b>Educational / Tutoring</b> | <br><b>Nonprofit / Services</b> |
|--|--|---|--|--|--|--|

## LOCATION OVERVIEW

7516 Florissant Road is ideally positioned in the Pasadena Park neighborhood of St. Louis, Missouri — a vibrant and well-established urban community along one of the region's most historically significant commercial corridors. Florissant Road connects a dense residential catchment area with major commercial nodes, providing consistent foot and vehicle traffic year-round.



| City          | Neighborhood  | County           | Nearby Landmark     |
|---------------|---------------|------------------|---------------------|
| St. Louis, MO | Pasadena Park | St. Louis County | UMSL Campus (~1 mi) |

Nearby amenities include the University of Missouri–St. Louis (UMSL), multiple residential neighborhoods, retail centers, and public transit routes — providing a built-in customer and employee base for any business operating from this location.

## CONTACT & LISTING INFORMATION

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**Property Summary:**

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**Asking Price: \$605,000**

Building: 10,342 SF | 2 Stories

Lot Size: 0.26 Acres

Year Built: 1999

Frontage: 110' on Florissant Rd

Units: 6 Commercial Spaces — All Vacant

Zoning: 39NBOR (Verify w/ City)

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This Offering Memorandum is provided for informational purposes only and does not constitute a legally binding offer to sell. All information is believed accurate but is not guaranteed. Prospective buyers should independently verify all information and conduct their own due diligence. Buyers to verify zoning and intended use with the City of St. Louis. All Realty LLC | Stephen Douglas Fennell, EVP.