

R A L L O P L A Z A



FOR LEASE

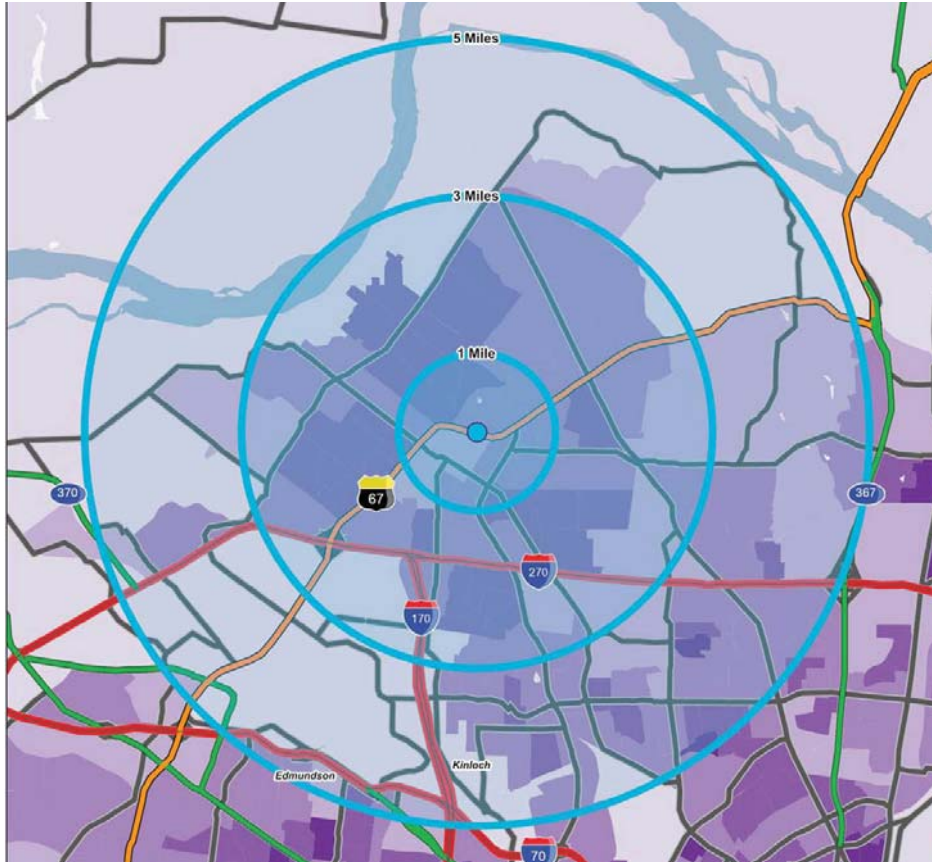
1101 - 1151 N. HIGHWAY 67 . FLORISSANT . MISSOURI

SPACE AVAILABLE IN CENTER LOCATED ALONG HEAVILY TRAVELED LINDBERGH BOULEVARD IN HISTORIC FLORISSANT .

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

MARKET OVERVIEW



POPULATION	<u>1 MILE</u> 13,674	<u>3 MILES</u> 104,862	<u>5 MILES</u> 178,812
HOUSEHOLDS	<u>1 MILE</u> 5,800	<u>3 MILES</u> 42,908	<u>5 MILES</u> 72,391
AVG HH INCOME	<u>1 MILE</u> \$63,300	<u>3 MILES</u> \$62,129	<u>5 MILES</u> \$59,469

Florissant, a second-ring suburb of St. Louis, is located in North St. Louis County. *Money* magazine in 2012 named Florissant one of the Top 100 Best Places to live in their survey of America's best small cities. In 2014, website movoto.com ranked Florissant as #1 in their list of Best Small Cities to Retire to in America. As the 12th largest city in Missouri, Florissant boasts a population of over 52,000 residents. Florissant was also recently ranked as the 2nd safest large city in Missouri.

Florissant is home to two theological colleges: St. Louis Christian College and Gateway College of Evangelism and Urshan Graduate School of Theology. Lindenwood College, a private liberal arts university located in St. Charles, Missouri, has an extension campus in Florissant.

Nestled in the middle of the city is Historic Old Town Florissant, combining vintage nostalgia with a fun, bustling community. Stores, restaurants and other businesses are housed in charming historic buildings, and rows of restored century homes run along peaceful tree-lined streets.

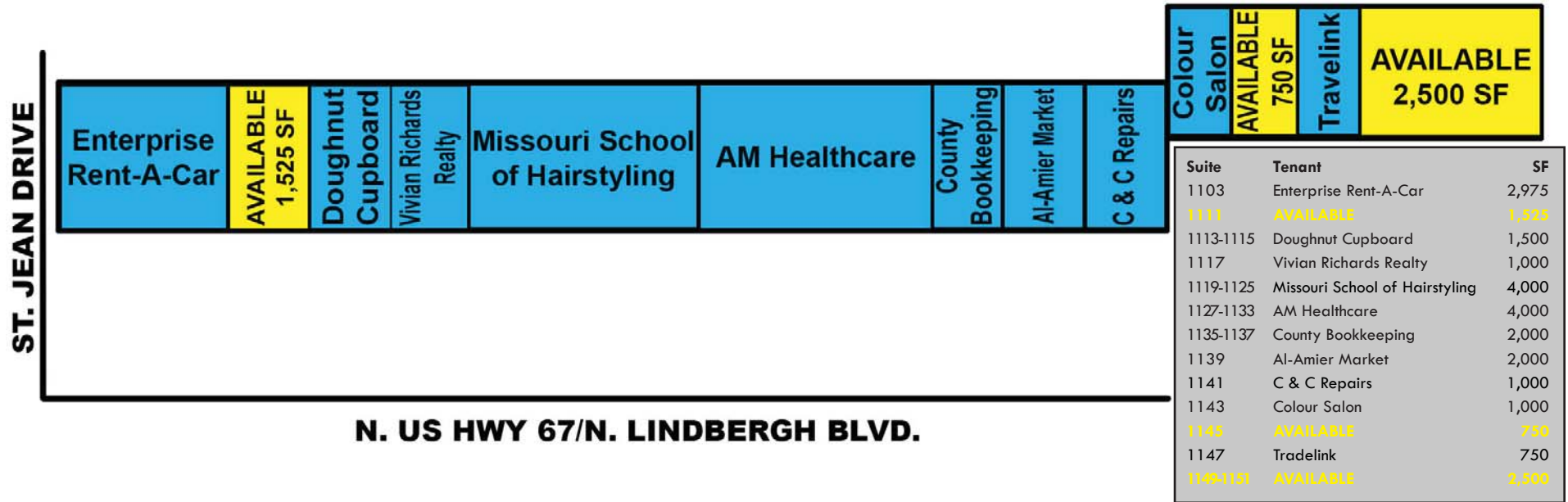
With affordable housing and good schools, Florissant is a progressive and thriving town with a reputation for being "warm and friendly."



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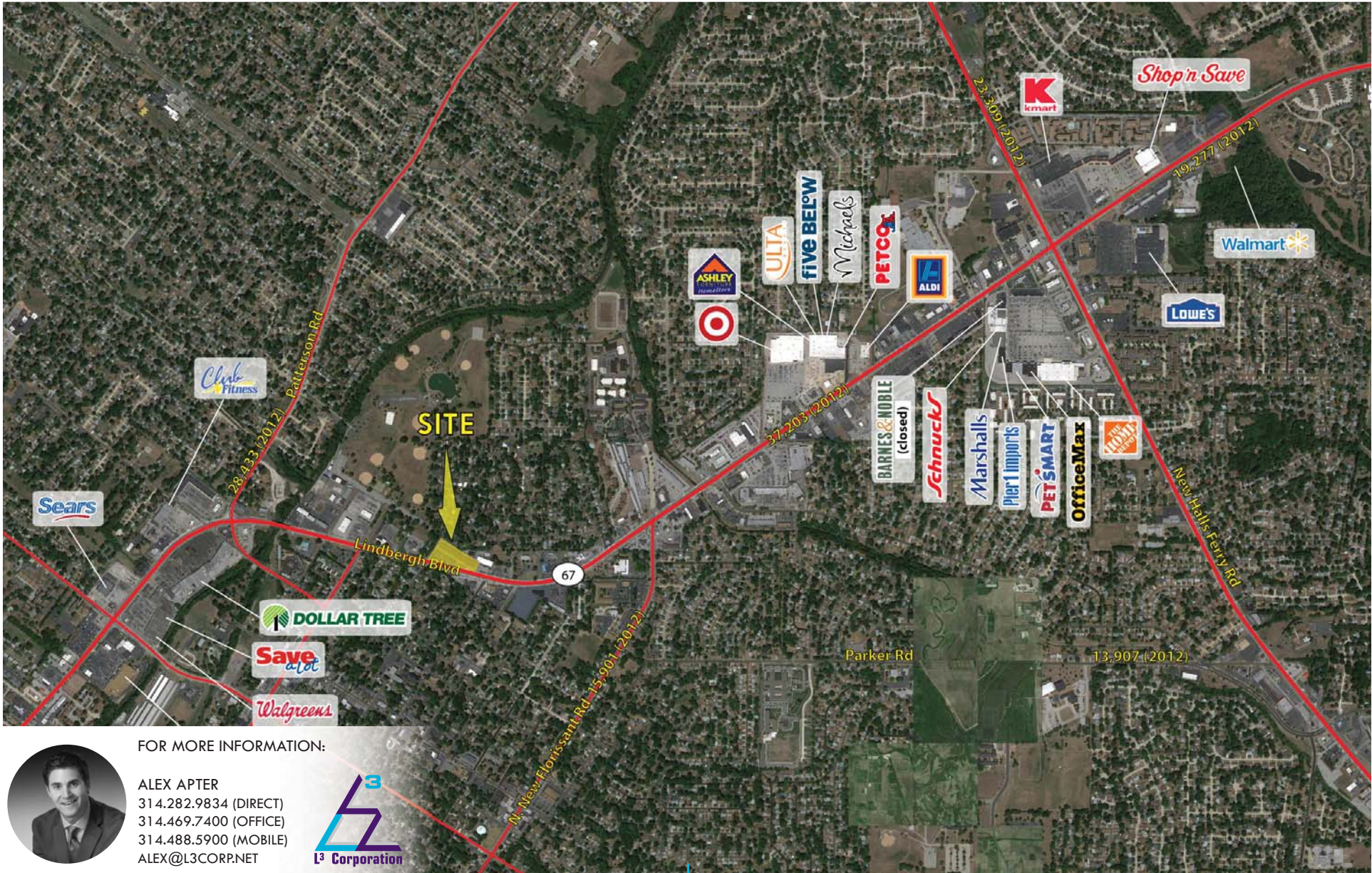
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S I T E P L A N



- 2,500 SF RESTAURANT SPACE AVAILABLE AT THE END CAP
- LOCATED ALONG HEAVILY TRAVELED LINDBERGH BOULEVARD, WHICH PROVIDES A DAILY TRAFFIC COUNT OF 23,263 VPD (MODOT 2013)
- SURROUNDED BY A DENSE RESIDENTIAL POPULATION
- CLOSE PROXIMITY TO MANY RETAILERS INCLUDING TARGET, HOME DEPOT, MARSHALLS, PETSMART, ASHLEY FURNITURE, FIVE BELOW, MICHAELS, PETCO, DOLLAR TREE AND MORE
- GREAT OPPORTUNITY FOR FITNESS, MEDICAL, URGENT CARE, PHYSICAL THERAPY, ETC.

A E R I A L



FOR MORE INFORMATION:

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