



GANNON PLAZA

1171 W GANNON DR. FESTUS. MO 63028

IN LINE SPACE DIRECTLY BETWEEN
SCHNUCKS AND HOME DEPOT AVAILABLE

GANNON PLAZA

DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

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L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

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GO TO:

SITE PLAN

PICTURES

MARKET AERIAL

VISIT METRICS FEB 1st, 2022 - JAN 31st, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



879.4 K

VISITORS



148 K

VISIT FREQUENCY



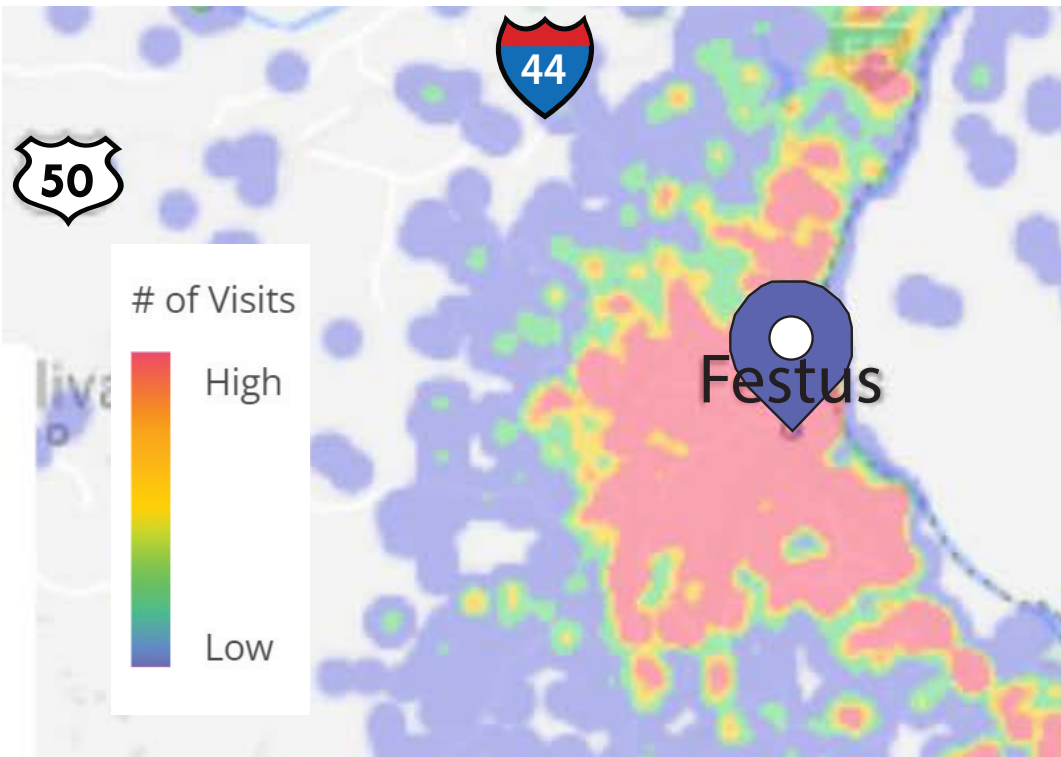
5.94

AVG. DWELL TIME



33 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>3 MILE</u> 21,710	<u>5 MILES</u> 34,502	<u>10 MILES</u> 74,345
HOUSEHOLDS		<u>3 MILE</u> 8,560	<u>5 MILES</u> 13,334	<u>10 MILES</u> 27,824
AVG HH INCOME		<u>3 MILE</u> \$72,908	<u>5 MILES</u> \$72,164	<u>10 MILES</u> \$76,667



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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- 2,480 SF SPACE DIRECTLY ADJACENT TO SCHNUCKS
- AMPLE PARKING LOT IN FRONT, INCLUDING 25 RESERVED SPOTS
- 0.3 MI DRIVE FROM INTERSTATE 55 CARRYING OVER 59,597 VPD
- GREAT SURROUNDING NATIONAL CO-TENANCY INCLUDING STARBUCKS, VERIZON WIRELESS, MCDONALD'S, PANERA BREAD, & WHITE CASTLE



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