



3055 LINDBERGH BLVD

FLORISSANT, MO 63033

3,198 SQUARE FOOT OF PREMIUM RETAIL SPACE LOCATED AT THE
HARD CORNER OF THE PROMINENT INTERSECTION IN THE TRADE AREA

3055 LINDBERGH BLVD

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

KYLE STEINER
OWNER/AGENT

314.282.9835 (DIRECT)




314.313.6323 (MOBILE)

KYLE@L3CORP.NET



- PREMIER RETAIL SPACE COMING AVAILABLE 8/1/2024
- POSITIONED AT SIGNALIZED HARD CORNER COMBINING FOR OVER 45,000 VPD
- ATTRACTIVE BRICK BUILDING WITH A+ PRESENCE AND VISIBILITY
- CALL BROKER FOR DETAILS

POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		12,361	89,824	175,660
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		4,900	35,251	68,390
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$70,860	\$76,088	\$70,247



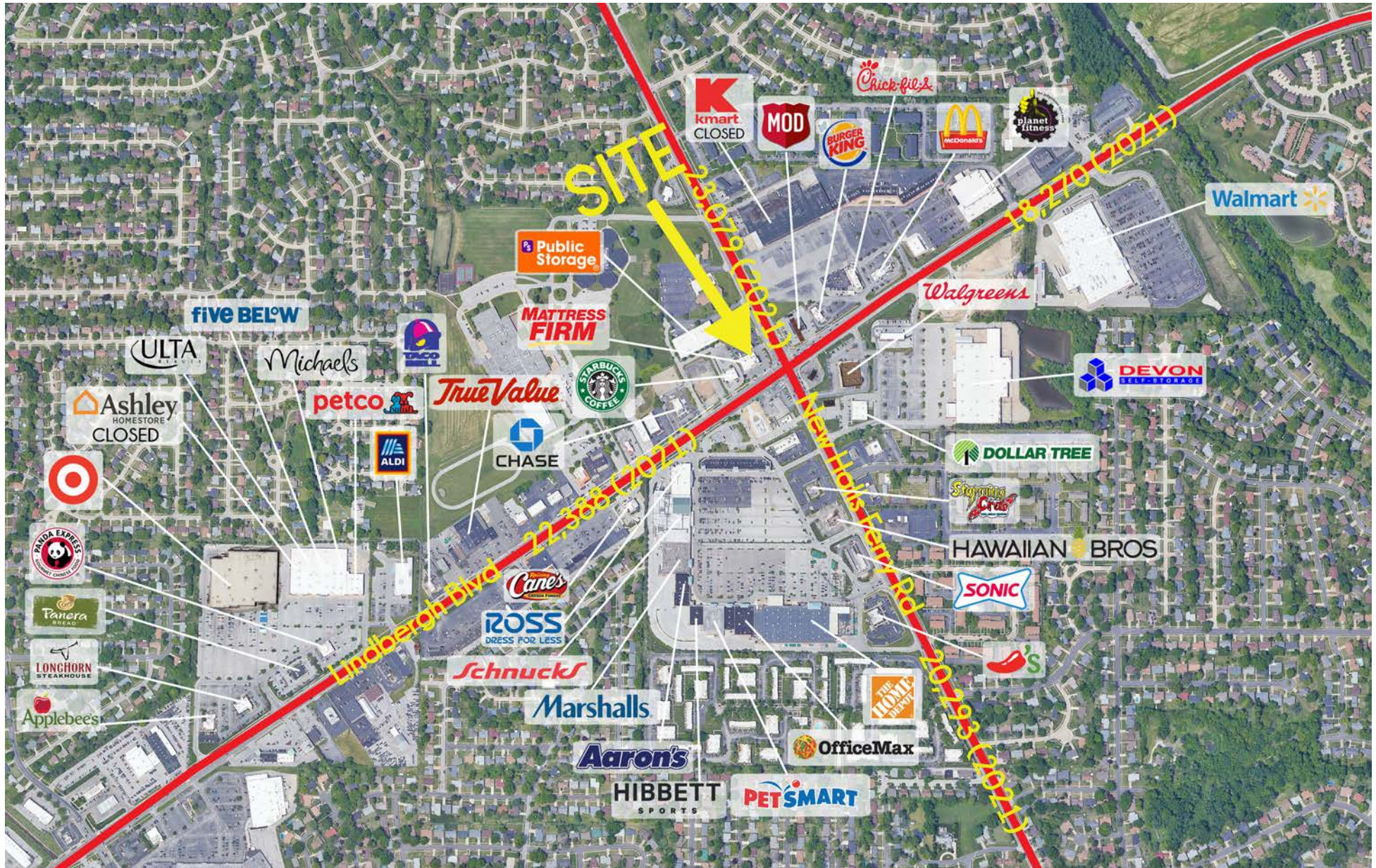
VIEW &
DOWNLOAD:

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.

ZOOM AERIAL

KYLE@L3CORP.NET



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MARKET AERIAL

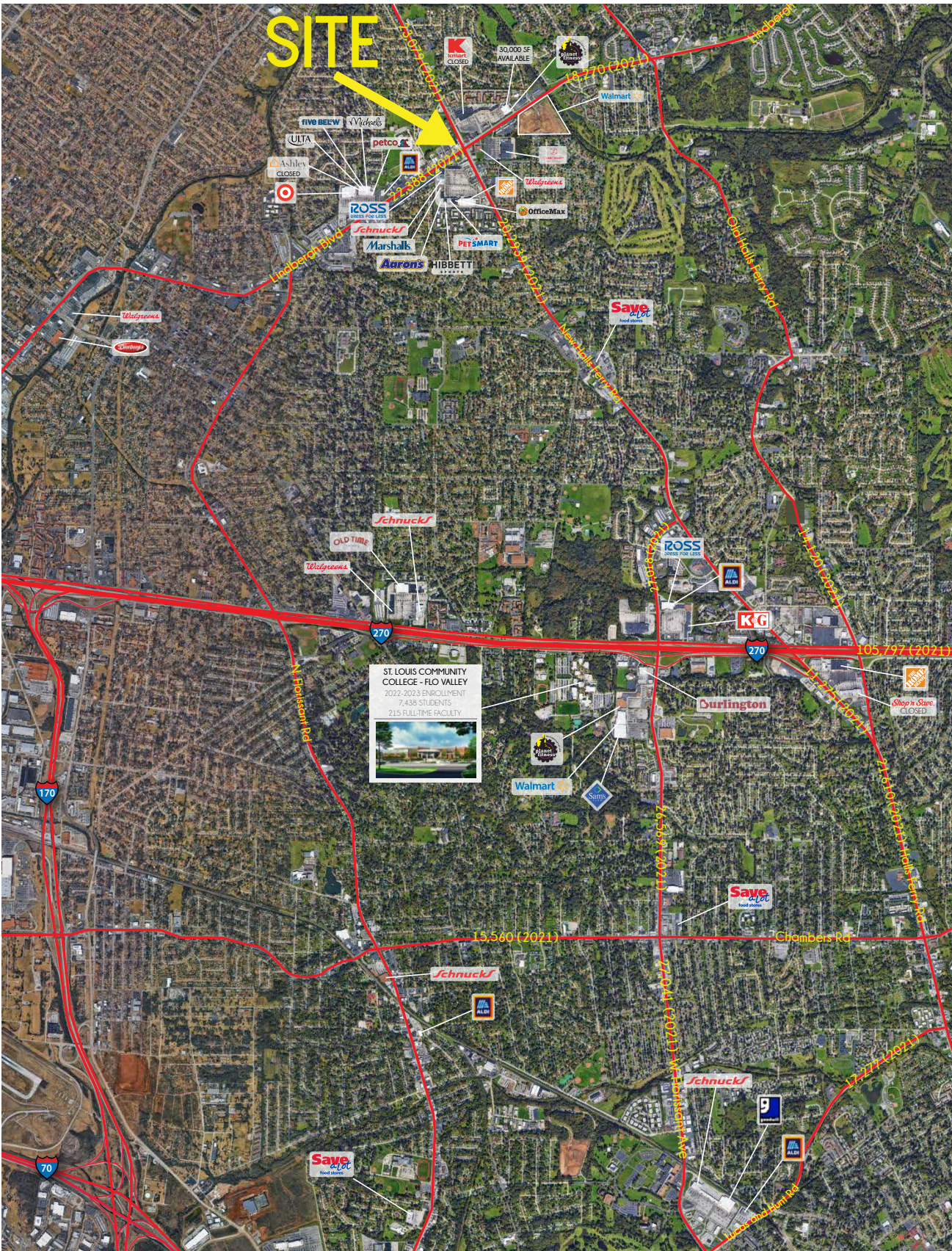
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MARKET RETAILER 50 MILE RADIUS RANKINGS

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RETAILER

RANK

	4/40
five BELOW[®]	4/13
	11/22
<i>Michael's</i>	4/13

RETAILER

RANK

OfficeMax	1/6
<i>Schnucks</i>	4/76
Walmart 	16/37
<i>Walgreens</i>	42/128