

25,000 SF AVAILABLE FOR SALE OR LEASE

455 & 465 N US HIGHWAY 67

FLORISSANT, MO 63031

RETAIL



CONTACT US

Nick Cascella

Senior Associate
+1 314 655 5922
nicholas.cascella@cbre.com

Josh Roedemeier

Vice President
+1 314 655 5942
josh.roedemeier@cbre.com

Dominique Novelly

Associate
+1 314 655 5832
dominique.novelly@cbre.com

CBRE

190 Carondelet Plaza
+1 314 655 6000
www.cbre.com/stlouis

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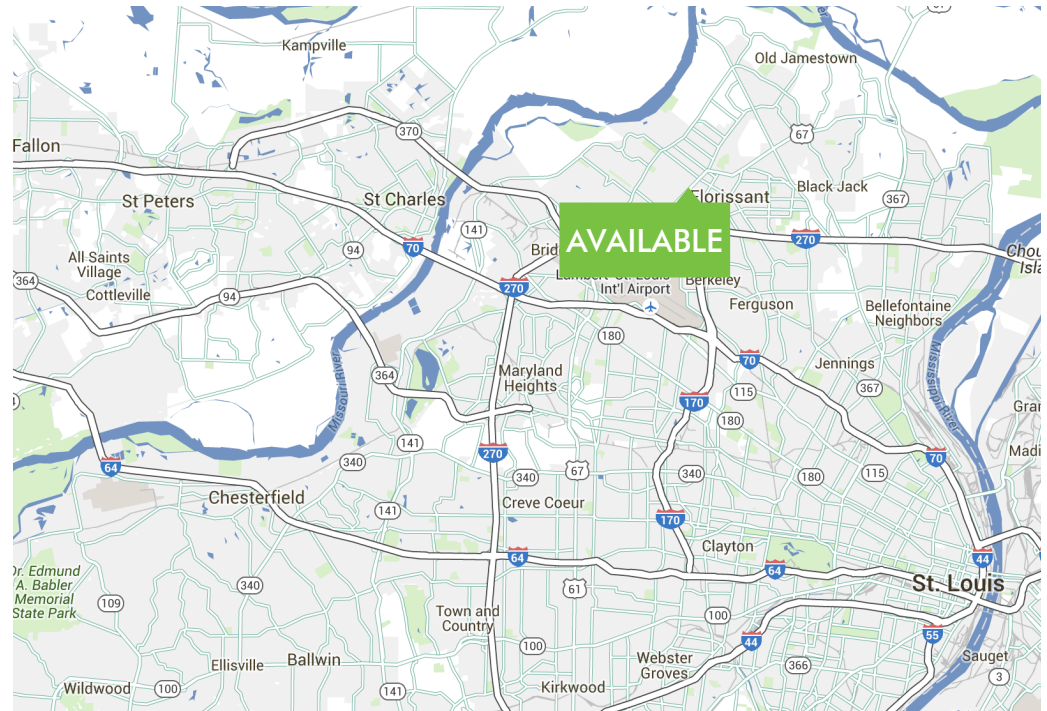


PROPERTY INFO

- + 25,000 SF freestanding building
- + Located on the corner of busy, signalized intersection with over 40,000 vehicles per day.
- + Two access points, one on N US Hwy 67 and one from Charbonier Rd

SALE PRICE: \$3,100,000

LEASE RATE: \$300,000 annually



AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	14,070	96,356	166,905
Median Household Income	\$53,087	\$54,644	\$53,106
Average Household Income	\$62,830	\$65,196	\$64,816
Households	5,905	38,918	66,823



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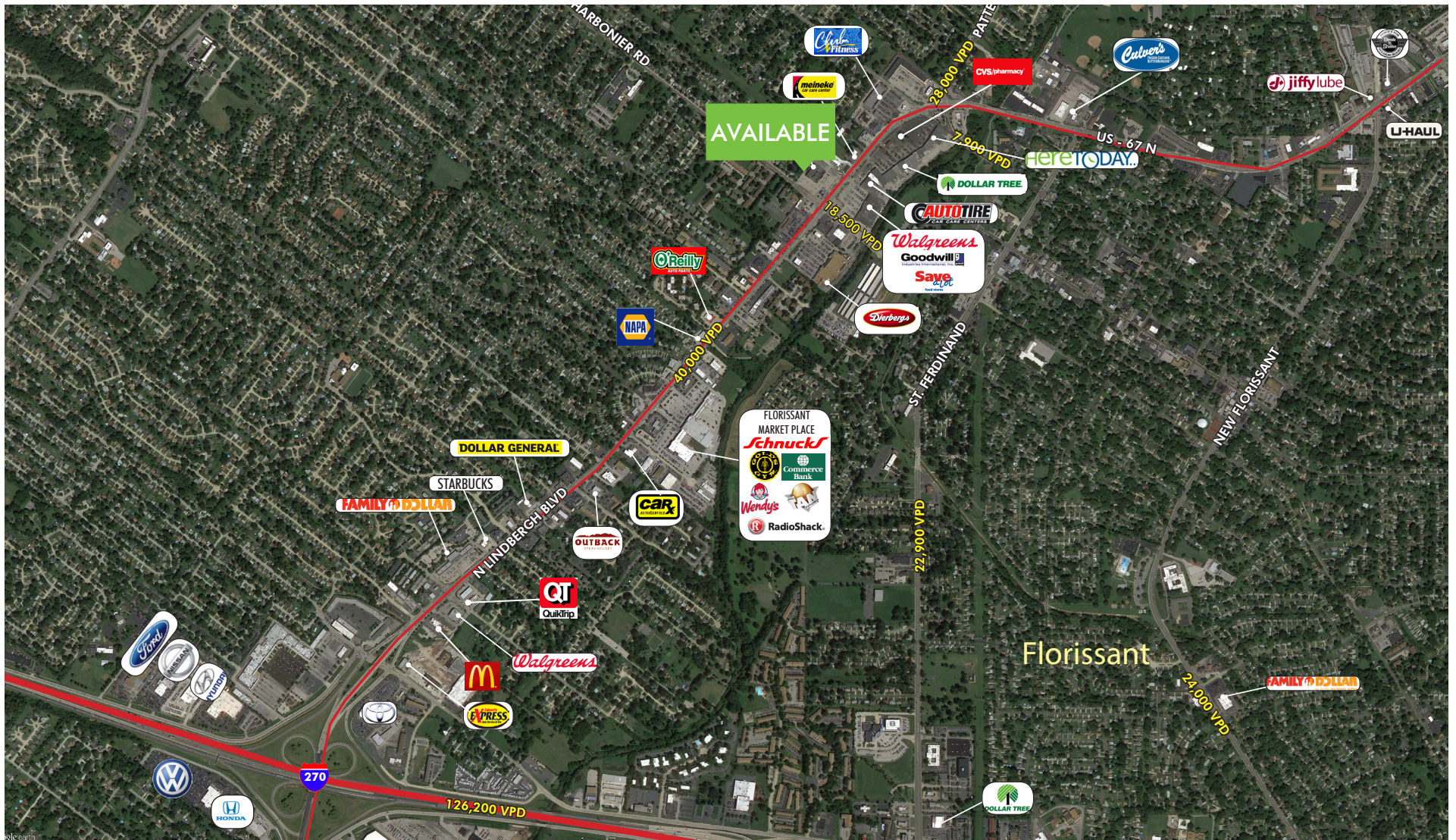
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TRADE AREA AERIAL

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SITE AERIAL

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