



## 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

10,913 | 53,244 | 137,729



### Daytime Population

4,572 | 29,852 | 74,215



### Median Household Income

\$71,970 | \$65,896 | \$64,808

# FOR LEASE

Paddock Forest Center

6805 Parker Road | Florissant, Missouri 63033

5,040 SF | \$10.00/SF | Triple Nets: \$4.69/SF

## PROPERTY DETAILS

Northwest corner of Parker Road & Highway 367

Join newer CVS and McDonald's, plus Dollar General, Subway, and Fresenius Medical Care

High volume traffic intersection

Excellent parking

Strong neighborhood location

Immediate proximity to I-270 and Highway 367, Christian Northeast Medical Center, and Walgreens

**Jim Rosen, CCIM**

314.785.7625

[jrosen@paceproperties.com](mailto:jrosen@paceproperties.com)

[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



# Site Plan

Space	Status	SF
1	Hair Salon	1,380
2	Subway	1,232
3	St. Louis Fish & Chicken	2,189
4	China Wok	1,515
5	Imo's Pizza	1,800
6	Privilege II	2,400
7	Dollar General	6,000
8	Fresenius Medical Care	9,960
9	<b>AVAILABLE</b>	<b>5,040</b>
10	McDonalds	3,596



