

HOOTERS
BURGERS

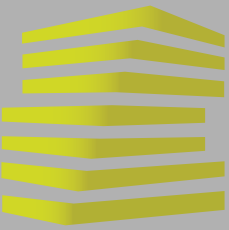
6,033 SF FORMER RESTAURANT AVAILABLE FOR LEASE

2765 N. HIGHWAY 67

FLORISSANT, MO



LOCATION.
commercial real estate



2765 N. HWY 67 - FORMER RESTAURANT

NEIGHBORHOOD VIBE

KEVIN SHAPIRO

314.818.1550 (OFFICE)

314.283.4691 (MOBILE)

Kevin@LocationCRE.com

TRADE AREA OVERVIEW

FLORISSANT, A SECOND-RING SUBURB OF ST. LOUIS, IS LOCATED IN NORTH ST. LOUIS COUNTY APPROXIMATELY 15 MILES NORTHWEST OF DOWNTOWN ST. LOUIS. IT IS THE LARGEST CITY IN NORTH ST. LOUIS COUNTY.

FLORISSANT HAS A RICH HISTORY, DATING BACK TO THE LATE 1700S WHEN FRENCH COLONISTS SETTLED IN THE AREA. THE CITY PLAYED AN IMPORTANT ROLE IN THE LEWIS AND CLARK EXPEDITION, AND WAS A MAJOR HUB FOR TRADE AND TRANSPORTATION IN THE 1800S. TODAY, FLORISSANT IS KNOWN FOR ITS HISTORIC ARCHITECTURE, WHICH INCLUDES SEVERAL WELL-PRESERVED EXAMPLES OF 19TH-CENTURY HOMES AND BUILDINGS.

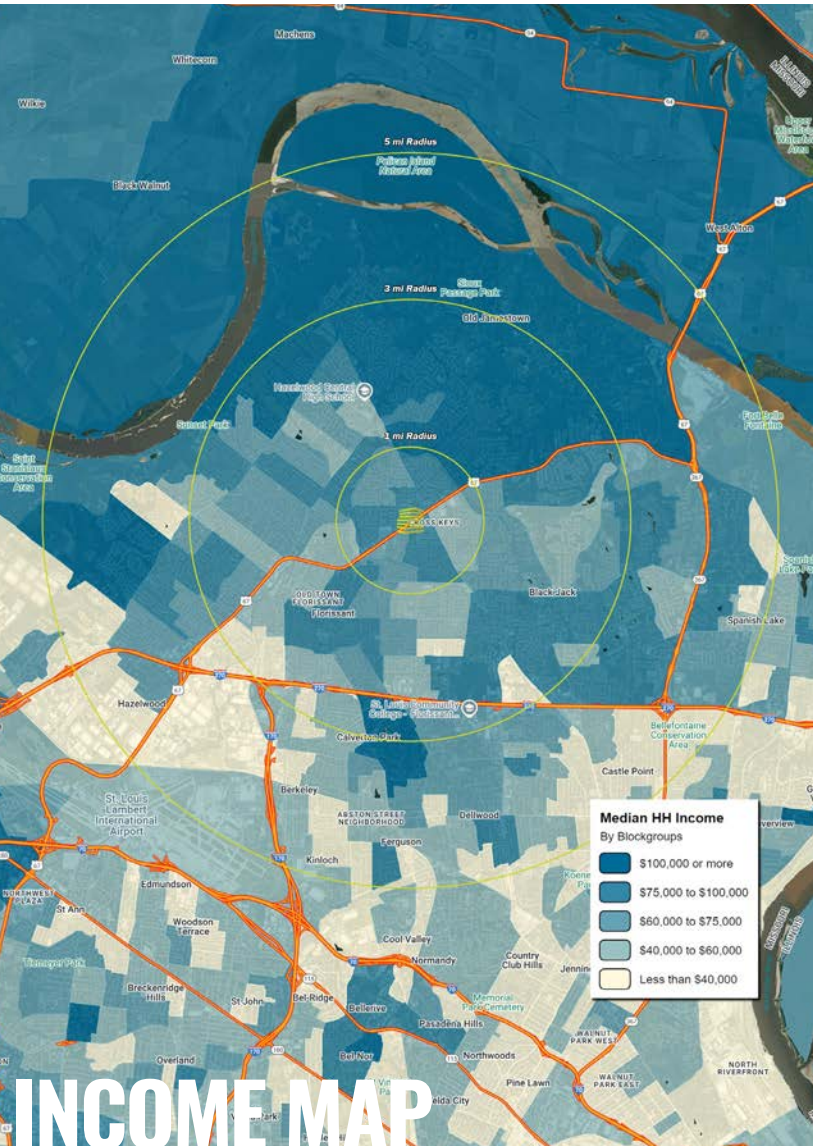
THE CITY OF FLORISSANT IS HOME TO SEVERAL PARKS AND RECREATIONAL AREAS, INCLUDING THE FLORISSANT VALLEY PARK, WHICH FEATURES A COMMUNITY CENTER, PLAYGROUNDS, AND SPORTS FIELDS. THE CITY ALSO HOSTS SEVERAL COMMUNITY EVENTS THROUGHOUT THE YEAR, INCLUDING THE FLORISSANT VALLEY OF FLOWERS FESTIVAL, THE OLD TOWN FALL FESTIVAL, AND A FARMERS' MARKET.

FLORISSANT HAS MAJOR EMPLOYERS IN INDUSTRIES SUCH AS HEALTHCARE, MANUFACTURING, AND RETAIL. THE CITY IS ALSO KNOWN FOR ITS STRONG EDUCATION SYSTEM, WITH SEVERAL PUBLIC AND PRIVATE SCHOOLS SERVING STUDENTS FROM KINDERGARTEN THROUGH HIGH SCHOOL. THE CITY IS HOME TO THE ST. LOUIS COMMUNITY COLLEGE-FLORISSANT VALLEY CAMPUS, WHICH OFFERS A VARIETY OF DEGREE AND CERTIFICATE PROGRAMS.

IN ADDITION TO ITS ECONOMIC AND EDUCATIONAL OPPORTUNITIES, FLORISSANT IS A DIVERSE AND WELCOMING COMMUNITY WITH A STRONG SENSE OF CIVIC PRIDE. 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."

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	13,471	95,642	173,343
HOUSEHOLDS	5,412	38,278	69,728
EMPLOYEES	3,893	25,664	55,361
MED HH INCOME	\$72,266	\$73,533	\$67,650



AREA RETAIL | RESTAURANTS

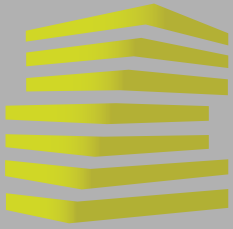


INCOME MAP



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ZOOM AERIAL

KEVIN SHAPIRO

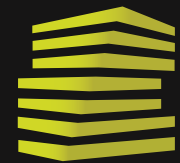
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- 6,033 SF FORMER HOOTERS RESTAURANT AVAILABLE FOR LEASE IN FLORISSANT, MO
- BUILDING SITS ON 1.5 ACRES AND WAS BUILT IN 2007
- EXCELLENT VISIBILITY TO LINDBERGH BLVD WITH EXPOSURE TO OVER 30,000 VPD
- PROMINENT NATIONAL RETAIL IN SURROUNDING AREA INCLUDING WALMART, TARGET, HOME DEPOT, AND ROSS DRESS FOR LESS
- PYLON SIGN AVAILABLE
- CALL BROKER FOR PRICING AND ADDITIONAL INFORMATION

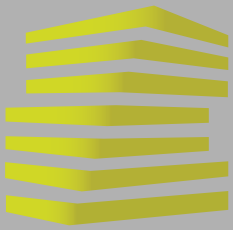


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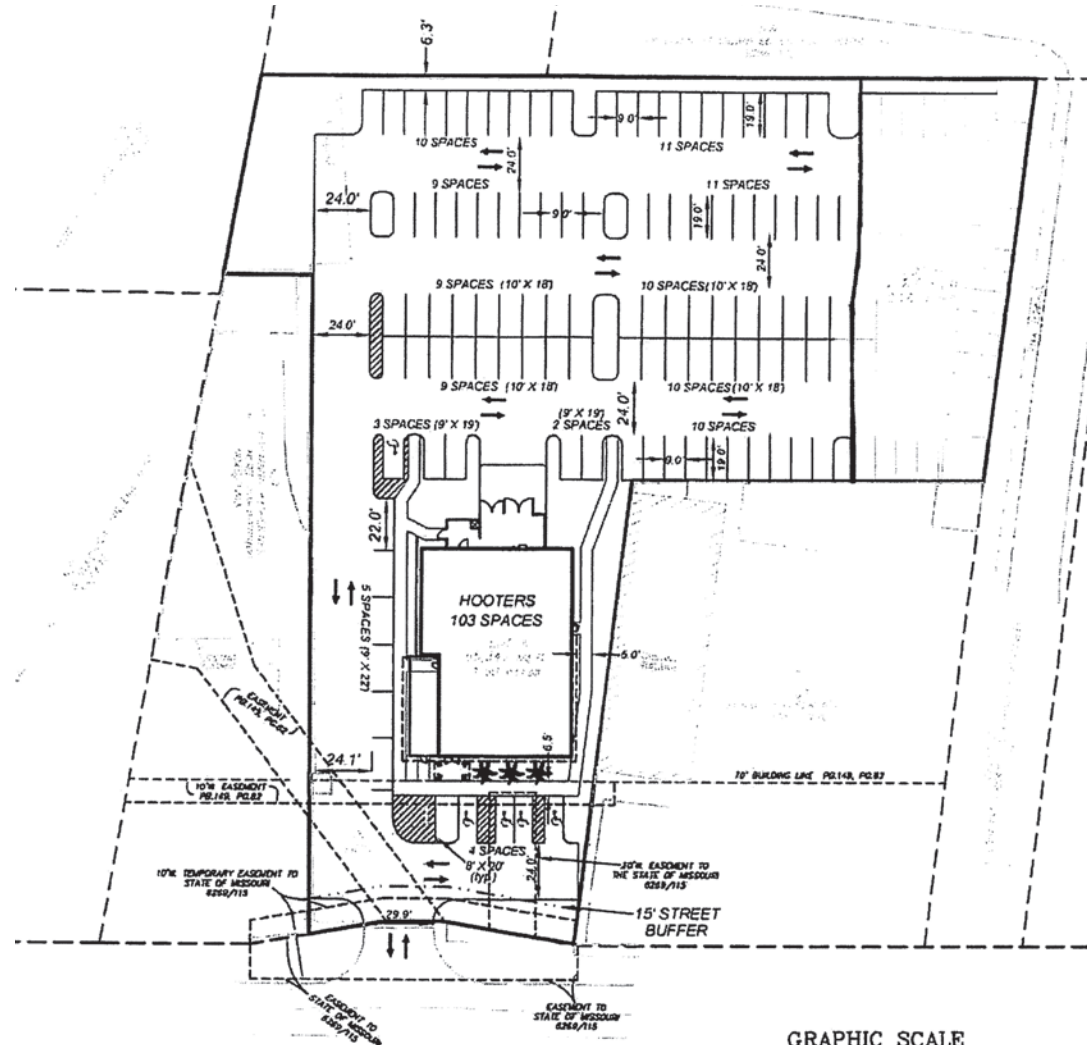
SITE PLAN

KEVIN SHAPIRO

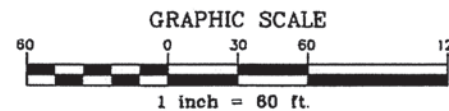
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HIGHWAY 67 (N. LINDBERGH)

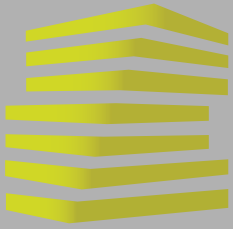


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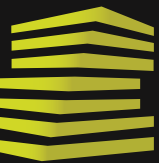
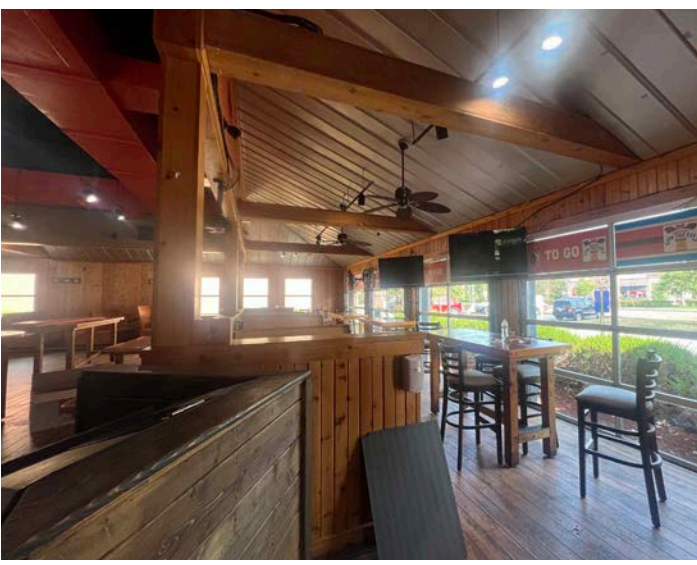
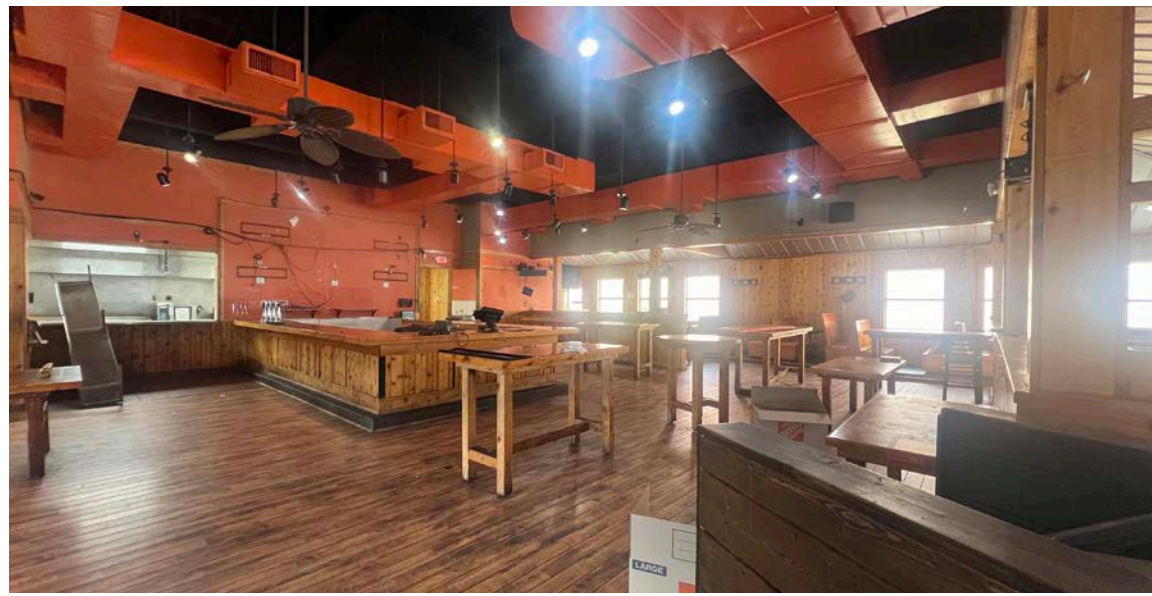
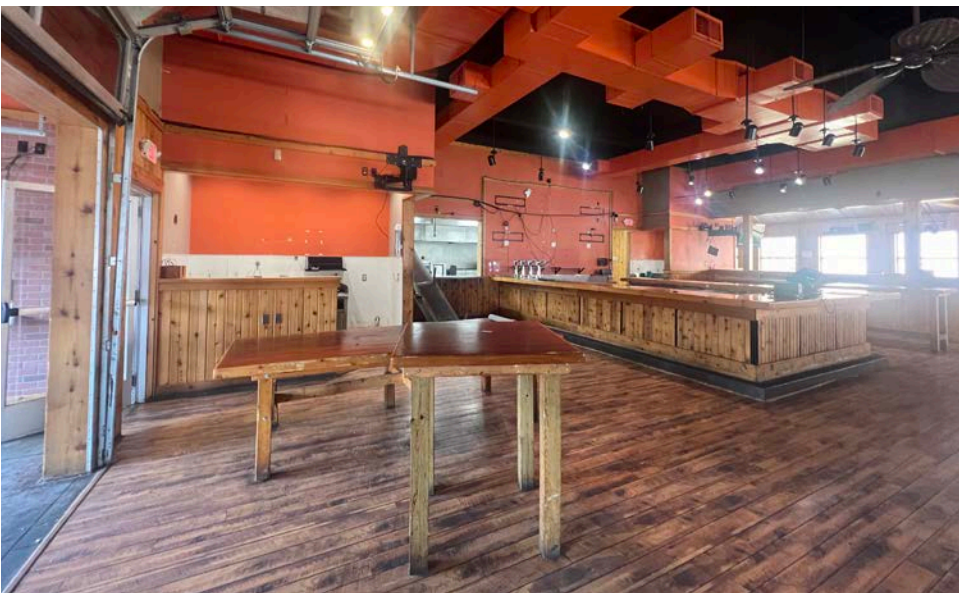
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INTERIOR PHOTOS

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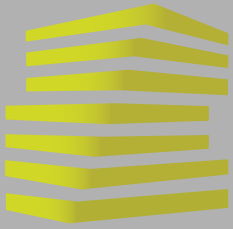


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MARKET AERIAL

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