



LOCATION.
commercial real estate



Full Access
Curb Cut

19,951 (2023)

1.25 ACRES
End cap drive
thru opportunity



0.25 ACRES



PYLON SIGN



15,00 SF
EXPANSION OR
OUTDOOR AREA
AVAILABLE

21,138 SF
AVAILABLE



9,300 RETAIL CENTER

THE CROSSINGS AT FLOWER VALLEY

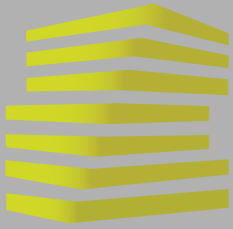
N. LINDBERGH BLVD + NEW HALLS FERRY RD

FLORISSANT, MO



PYLON SIGN

New Halls Ferry Rd 21,940 VPD (2023)



THE CROSSINGS AT FLOWER VALLEY

NEIGHBORHOOD VIBE

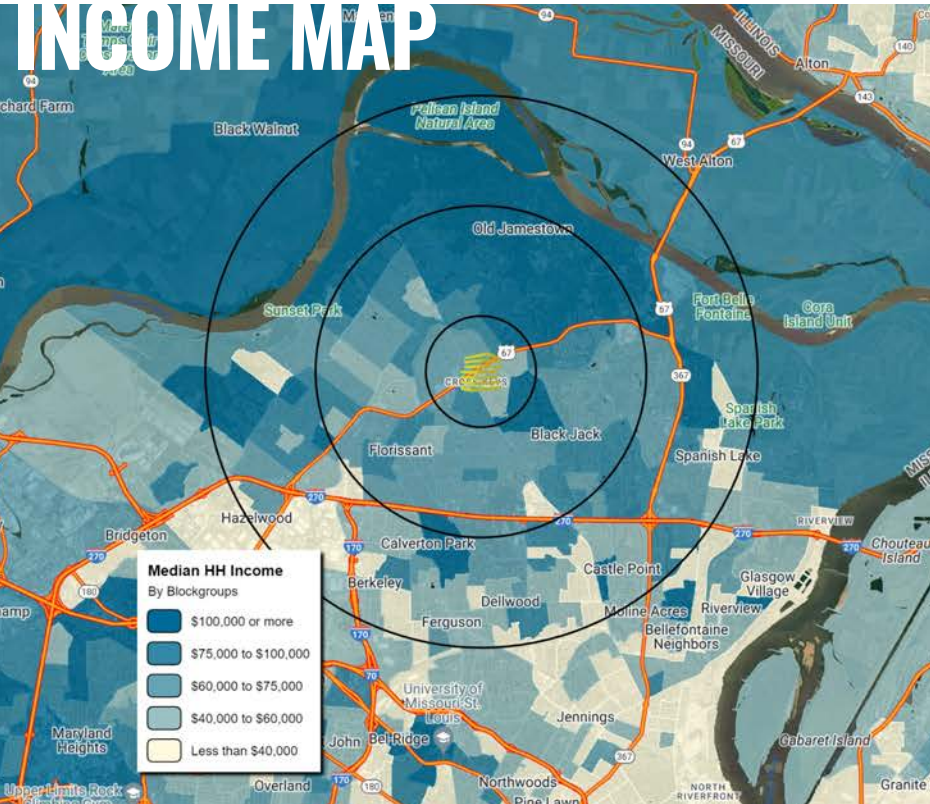
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INCOME MAP



Florissant, a second-ring suburb of St. Louis, is located in North St. Louis County. Money magazine in 2012 named Florissant one of the Top 100 Best Places to live in their survey of America's best small cities. In 2014, website movoto.com ranked Florissant as #1 in their list of Best Small Cities to Retire to in America. As the 12th largest city in Missouri, Florissant boasts a population of over 52,000 residents. Florissant was also recently ranked as the 2nd safest large city in Missouri.

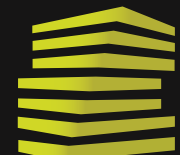
Florissant is home to two theological colleges: St. Louis Christian College and Gateway College of Evangelism and Urshan Graduate School of Theology. Lindenwood College, a private liberal arts university located in St. Charles, Missouri, has an extension campus in Florissant.

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."

ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 MILE	11,857	4,851	\$75,044
3 MILES	87,353	35,068	\$91,701
5 MILES	177,463	71,129	\$84,275



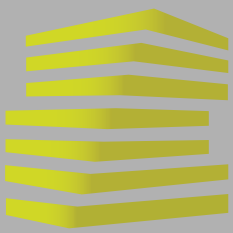
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THE CROSSINGS AT FLOWER VALLEY

PHOTOS + DETAILS

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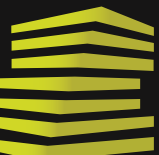


PROPOSED 9,000 SF RETAIL CENTER



FORMER LOWE'S REDEVELOPMENT PROJECT

- NEW CONSTRUCTION RETAIL CENTER WITH END CAP DRIVE THRU AVAILABLE
- 21,138 SQUARE FEET JR. BOX AND PRIME OUTPARCEL OPPORTUNITIES AVAILABLE
- BUILDING CAN BE DEMISED OR EXPANDED
- REDEVELOPMENT PROJECT RECENTLY COMPLETED AT THE FORMER LOWE'S AT THE SEC OF N. LINDBERGH & NEW HALLS FERRY
- EXCELLENT VISIBILITY TO LINDBERGH BLVD WITH EXPOSURE TO OVER 37,000 VPD
- PROMINENT NATIONAL RETAIL IN SURROUNDING AREA INCLUDING ADJACENT WALMART
- SIGNALIZED ACCESS
- TWO (2) PYLON SIGNS
- CALL BROKER FOR PRICING



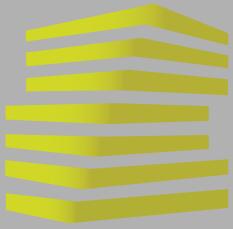
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THE CROSSINGS AT FLOWER VALLEY

PLAN - NEW CONSTRUCTION RETAIL

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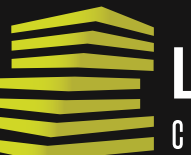
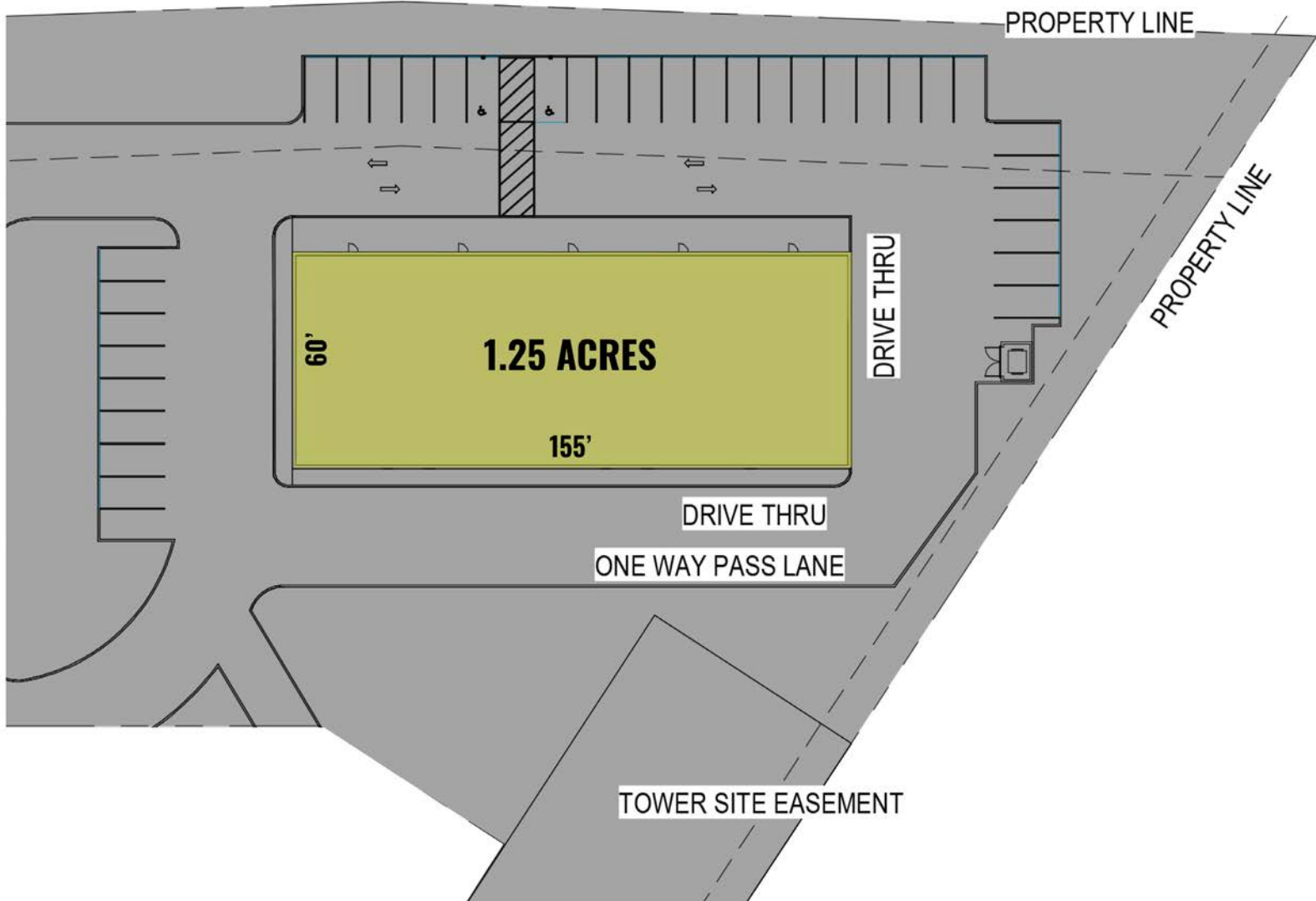
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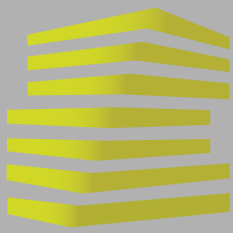


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PLAN - FORMER LOWE'S REDEVELOPMENT

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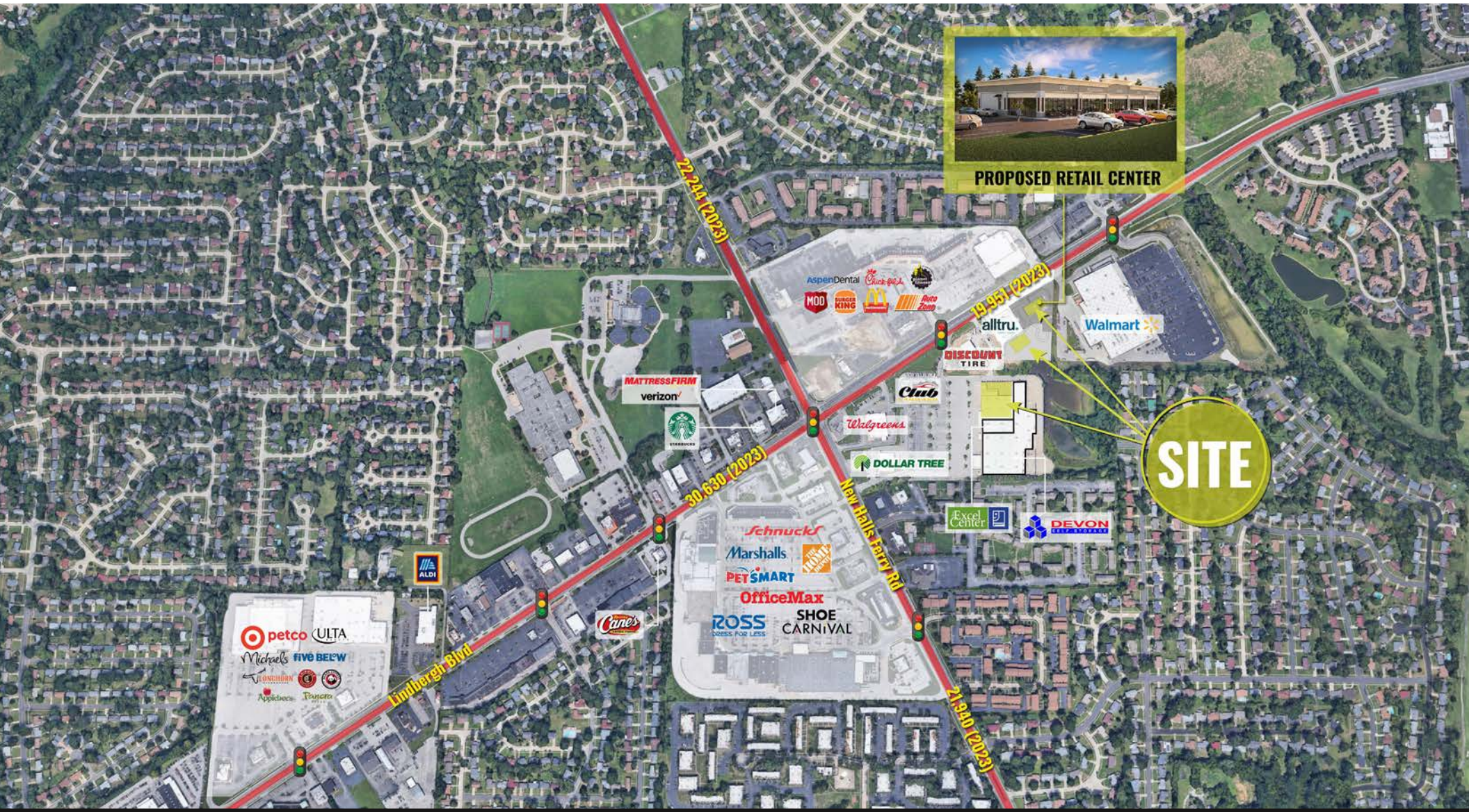
MARKET AERIAL

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