

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

11,151 | 54,618 | 139,508



Daytime Population

5,122 | 31,035 | 77,169



Median Household Income

\$66,025 | \$61,353 | \$61,117

FOR LEASE

Paddock Forest Center | 6805 Parker Road | Florissant, Missouri 63033

Inline: 5,040 SF | \$10.00/SF | Triple Nets: \$4.25/SF

Land: 0.97 - 1.97 Acres | Call for Details

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

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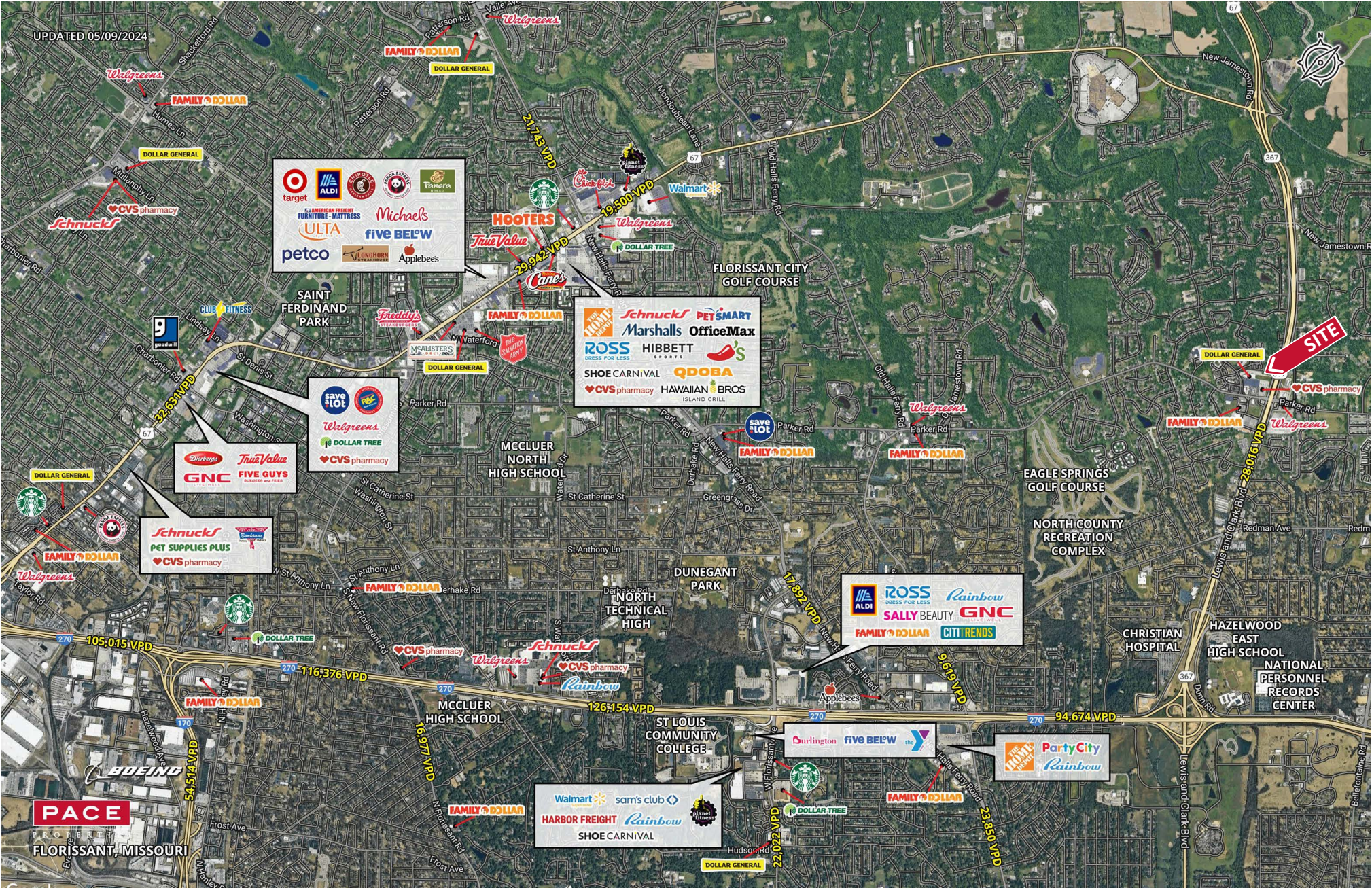
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PACEPROPERTIES.COM | 314.968.9898

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.

Trade Area Aerial



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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	AVAILABLE	5,040
10	McDonalds	3,596



