

## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

11,645 | 87,221 | 178,053



### Daytime Population

6,825 | 49,043 | 105,630



### Median Household Income

\$76,784 | \$75,877 | \$66,970

# RETAIL FOR SALE OR LEASE

The Crossings at Flower Valley

3180 North Highway 67 | Florissant, Missouri 63033

21,138 SF Existing Junior Anchor, 9,300 SF New Construction, & 0.25-Acre Outlot

## PROPERTY DETAILS

Junior anchor, new construction, and outlot available

Drive-thru opportunity

Excellent visibility in high-traffic retail node

North Lindbergh Boulevard - 19,500 VPD

New Halls Ferry Road - 21,447 VPD

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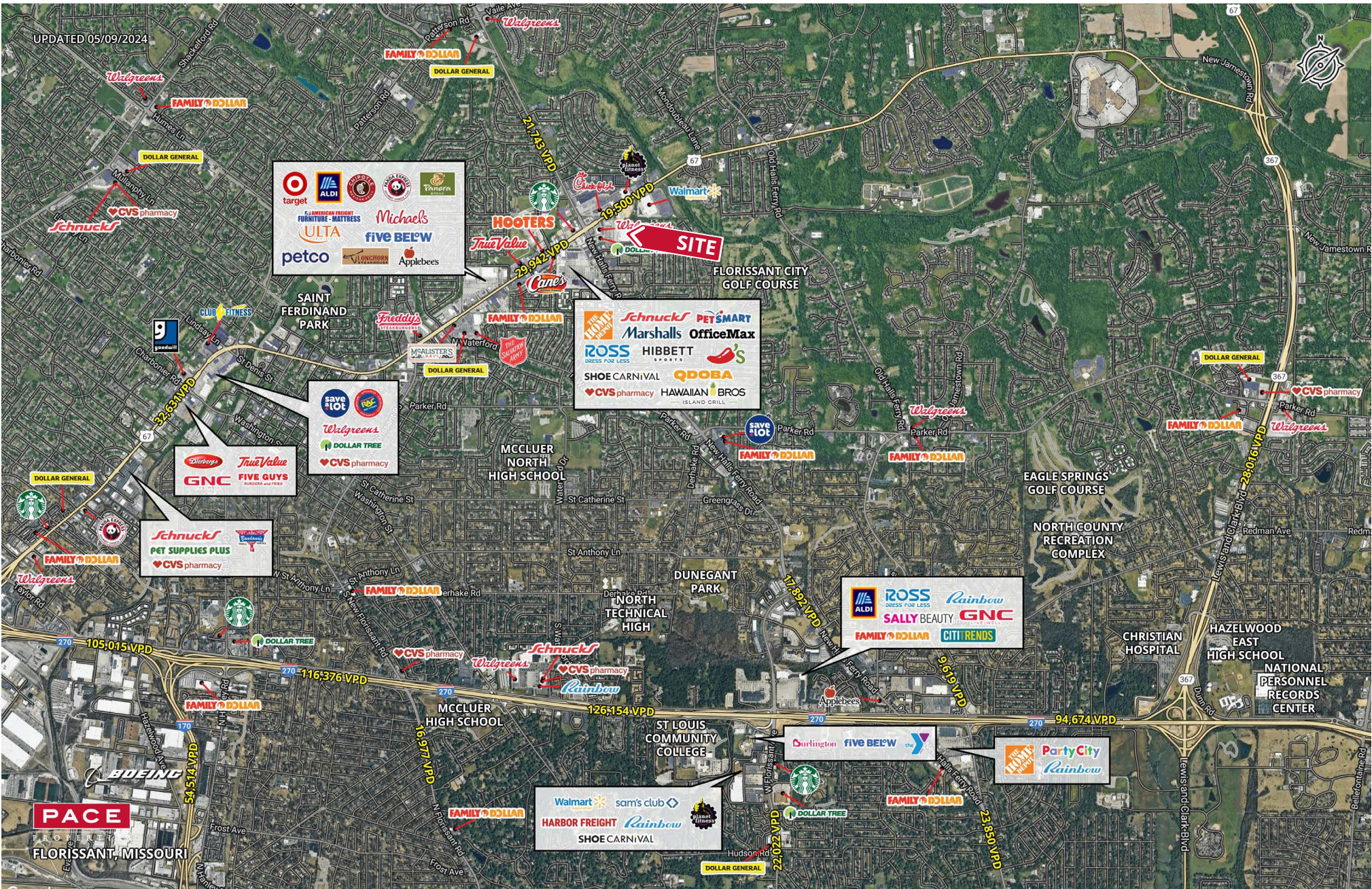
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[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

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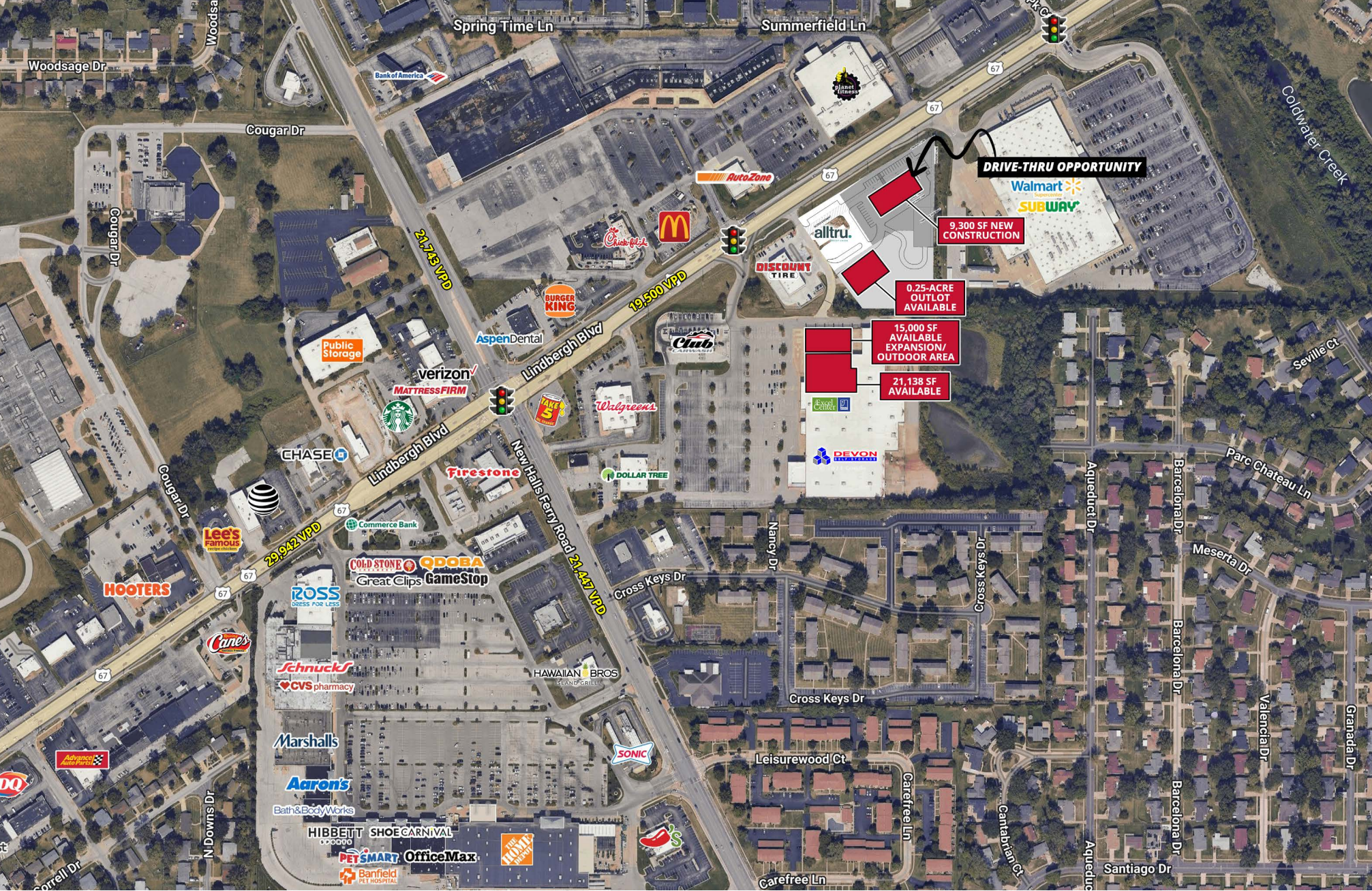
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# Trade Area Aerial



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# MidzooM Aerial



# Junior Anchor Space Available



# New Construction & Outlot Opportunity

