

# FLOWER VALLEY SHOPPING CENTER

ANCHOR, SMALL SHOP SPACE, AND OUTPARCEL AVAILABLE AT  
HEAVILY TRAFFICKED INTERSECTION IN FLORISSANT, MO.






L<sup>3</sup> CORPORATION  
COMMERCIAL REAL ESTATE



# MARKET OVERVIEW



POPULATION		<u>1 MILE</u> 12,430	<u>3 MILES</u> 86,360	<u>5 MILES</u> 176,015
HOUSEHOLDS		<u>1 MILE</u> 5,129	<u>3 MILES</u> 35,373	<u>5 MILES</u> 71,608
AVG HH INCOME		<u>1 MILE</u> \$81,870	<u>3 MILES</u> \$78,562	<u>5 MILES</u> \$71,200

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."



**L<sup>3</sup> CORPORATION**  
COMMERCIAL REAL ESTATE

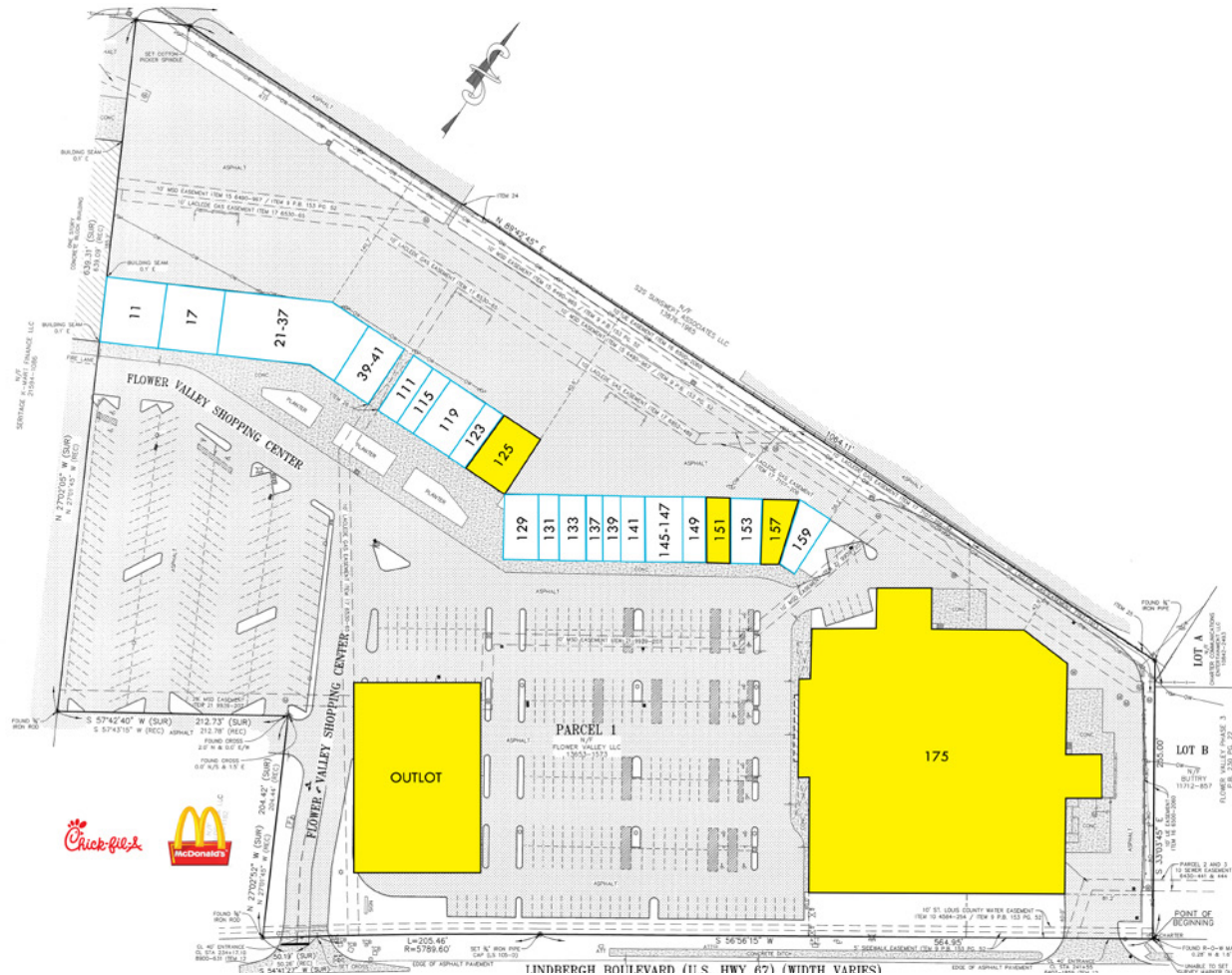
211 N. LINDBERGH BLVD . SUITE 150  
SAINT LOUIS . MISSOURI . 63141  
314.469.7400 . WWW.L3CORP.NET

PLEASE CONTACT: **ALEX APTER**  
314.282.9834 (DIRECT)  
314.488.5900 (MOBILE)  
ALEX@L3CORP.NET

**SCOTT BITNEY**  
314.282.9826 (DIRECT)  
314.276.4673 (MOBILE)  
SCOTT@L3CORP.NET

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# S I T E P L A N



Suite	Tenant	SF
11	St. Louis Community Credit Union	2,280
17	Old St. Louis Chop Suey	2,400
21-37	Maxi Beauty	9,780
39-41	New York Grill	1,980
111	The Cave Anime Outlet & Smoke Shop	1,200
115	One Dish Wonders	1,080
117	Design It	1,020
119	Living Essentials	1,920
123	Cecil Whittaker's Pizza	900
<b>125</b>	<b>AVAILABLE</b>	<b>2,280</b>
129	Privilege Lounge	2,280
131	Pet Planet	1,020
133	Cross Keys Vacuum	1,920
137	Pyramid Home Health Services	900
139	Sid's Eyebrow Threading	1,080
141	Angie's Pro Nails	1,200
145-47	Pyramid Home Health Services	1,920
149	C Fitt Fitness	960
<b>151</b>	<b>AVAILABLE</b>	<b>1,080</b>
153	Master Cleaners	2,040
<b>157</b>	<b>AVAILABLE</b>	<b>1,416</b>
159	Studio Cutz Barber & Beauty Salon	1,416
<b>175</b>	<b>AVAILABLE</b>	<b>60,000</b>

- ANCHOR AND SMALL SHOP SPACE AVAILABLE
- PRIME OUTPARCEL OPPORTUNITY AT SIGNALIZED ENTRANCE
- EXCELLENT VISIBILITY TO LINDBERGH BLVD. AND EXPOSURE TO OVER 37,000 VPD WITH GREAT CO-TENANCY OF PROMINENT NATIONAL RETAIL IN SURROUNDING AREA
- CALL BROKER FOR PRICING



**L<sup>3</sup> CORPORATION**  
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150  
SAINT LOUIS . MISSOURI . 63141  
314.469.7400 . WWW.L3CORP.NET

PLEASE CONTACT: **ALEX APTER**  
314.282.9834 (DIRECT)  
314.488.5900 (MOBILE)  
ALEX@L3CORP.NET

**SCOTT BITNEY**  
314.282.9826 (DIRECT)  
314.276.4673 (MOBILE)  
SCOTT@L3CORP.NET

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# P H O T O S



**L<sup>3</sup> CORPORATION**  
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150  
SAINT LOUIS . MISSOURI . 63141  
314.469.7400 . WWW.L3CORP.NET

PLEASE CONTACT: **ALEX APTER**  
314.282.9834 (DIRECT)  
314.488.5900 (MOBILE)  
ALEX@L3CORP.NET

**SCOTT BITNEY**  
314.282.9826 (DIRECT)  
314.276.4673 (MOBILE)  
SCOTT@L3CORP.NET

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# A E R I A L



**L<sup>3</sup> CORPORATION**  
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150  
SAINT LOUIS . MISSOURI . 63141  
314.469.7400 . WWW.L3CORP.NET

PLEASE CONTACT: **ALEX APTER**

314.282.9834 (DIRECT)

314.488.5900 (MOBILE)

ALEX@L3CORP.NET

**SCOTT BITNEY**

314.282.9826 (DIRECT)

314.276.4673 (MOBILE)

SCOTT@L3CORP.NET

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.