

350 HOWDERSHELL RD

FLORISSANT, MO 63031

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

1,707 SF

PROPERTY OVERVIEW

Strong visibility on the northeast corner of Howdershell Rd and Keeven Ln with up to 1423 Sq Ft available

Lease Rate:

Negotiable

Building Size:

13,089 SF



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

350 HOWDERSHELL RD

FLORISSANT, MO 63031

PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,707 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2025 Keewan Lane	Available	1,707 SF	NNN	Negotiable	-
350 Howdershell Rd	Little Caesar's Pizza	1,400 SF	NNN	-	-
350 Howdershell Rd	Vacant	1,423 SF	NNN	-	-
350 Howdershell Rd	Family Dollar	8,559 SF	NNN	-	-

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70'

12'-4"

12'-4"

12'-4"

20'-4"

10'-3 13/16"

Available
1423 sf

Little Caesars
1422 sf

40'-4"

37'-4 3/16"

40'-7 13/16"

39'-10 3/8"

Family Dollar
8559 sf

Family Video
1707 sf

12'

42'



#307 Florissant, MO
2025 Keevan Lane, Florissant, MO 63031

Floor Plan

*EXISTING CONDITIONS: V.L.F.

Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 11/20/2020
Drawn By: DD

info@legacypro.com



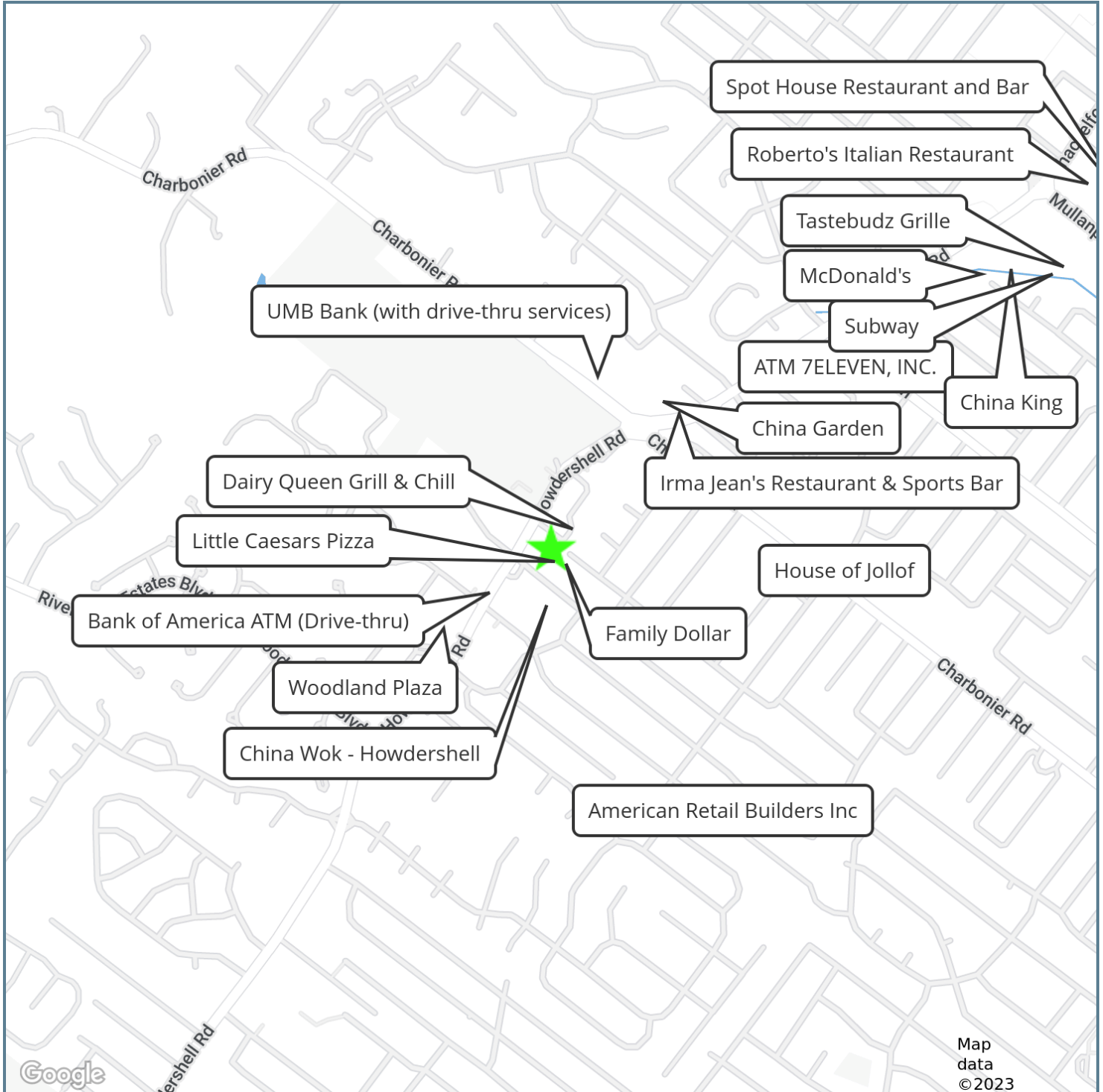
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RETAILER MAP



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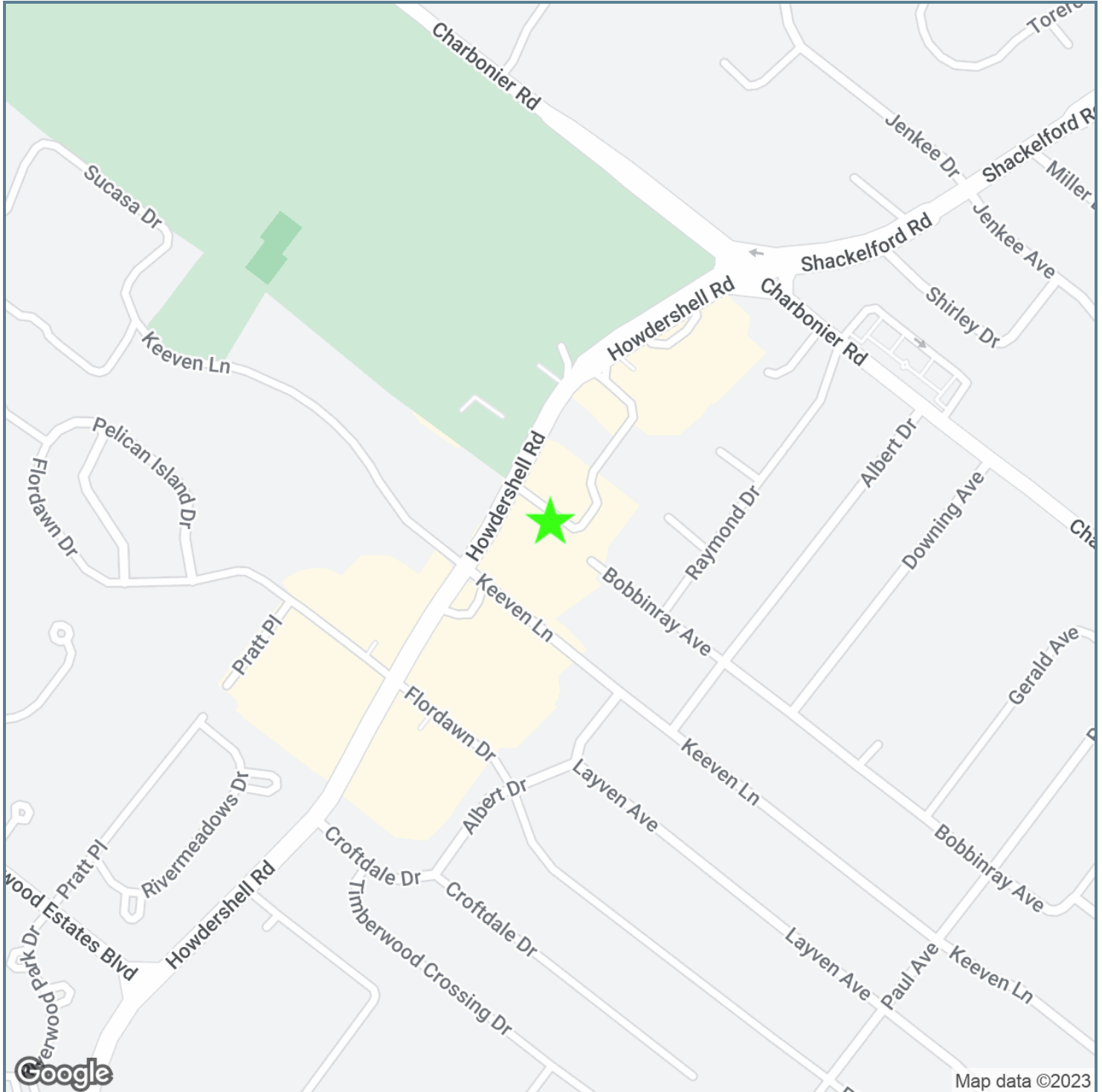
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LOCATION MAPS



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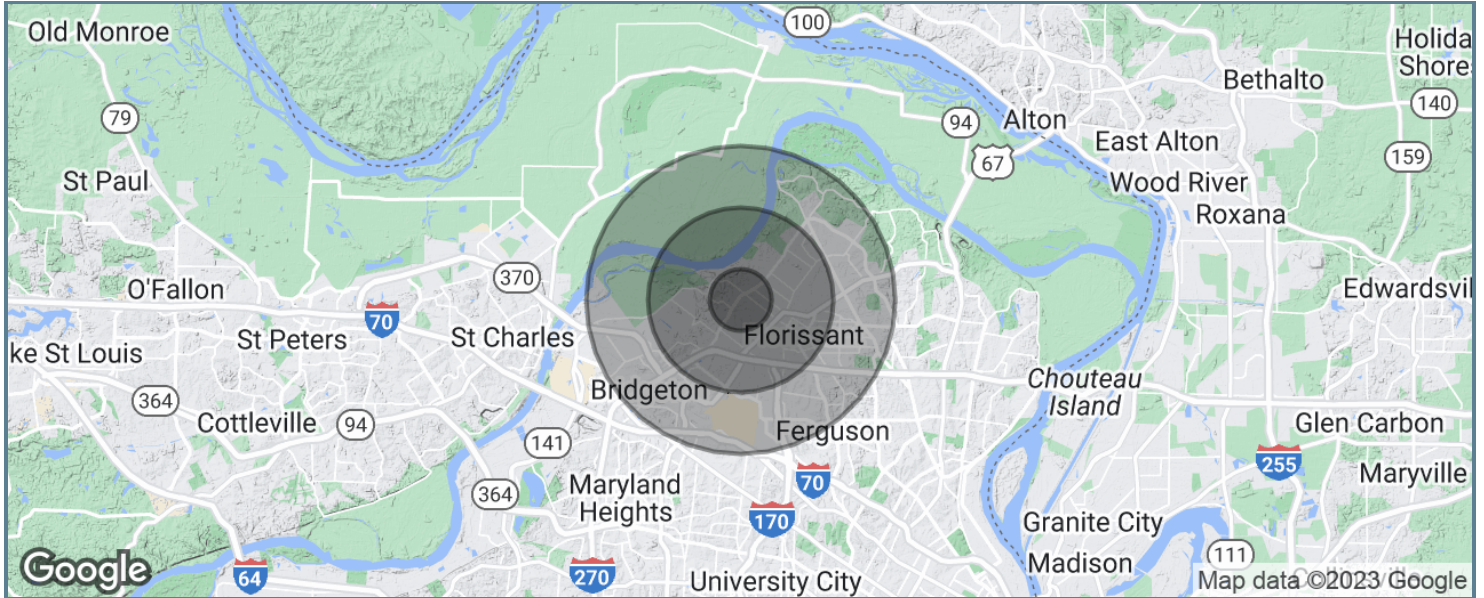
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,554	64,859	138,032
Median age	38.4	37.5	37.3
Median age (Male)	37.6	36.0	34.9
Median age (Female)	39.8	39.3	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,313	26,649	56,482
# of persons per HH	2.4	2.4	2.4
Average HH income	\$62,915	\$58,754	\$58,177
Average house value	\$145,787	\$139,663	\$138,430

* Demographic data derived from 2020 ACS - US Census

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