

3524 PATTERSON RD.

3524 PATTERSON RD., FLORISSANT, MO 63031

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial retail space available for lease at 3524 PATTERSON RD in Florissant, MO. This well-managed retail or office space has strong visibility on the SE corner of Patterson Road & Greenway Manor Drive. The building is in an established area with superb on-site parking, over 40 spaces. The 9,413 SF building is located near the center of the Florissant business district and is ready for its next generation of retail. This property is a well-known retail staple of the Florissant community for years and offers landmark recognition & engaging signage. Give our team of St. Louis County leasing experts a call at 847-904-9200 to get more info about renting this property. This is the perfect opportunity to expand your business in the St. Louis area.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Number of Units:	2
Available SF:	
Building Size:	10,451 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,913	28,867	58,730
Total Population	15,207	71,193	139,765
Average HH Income	\$78,605	\$70,647	\$69,068

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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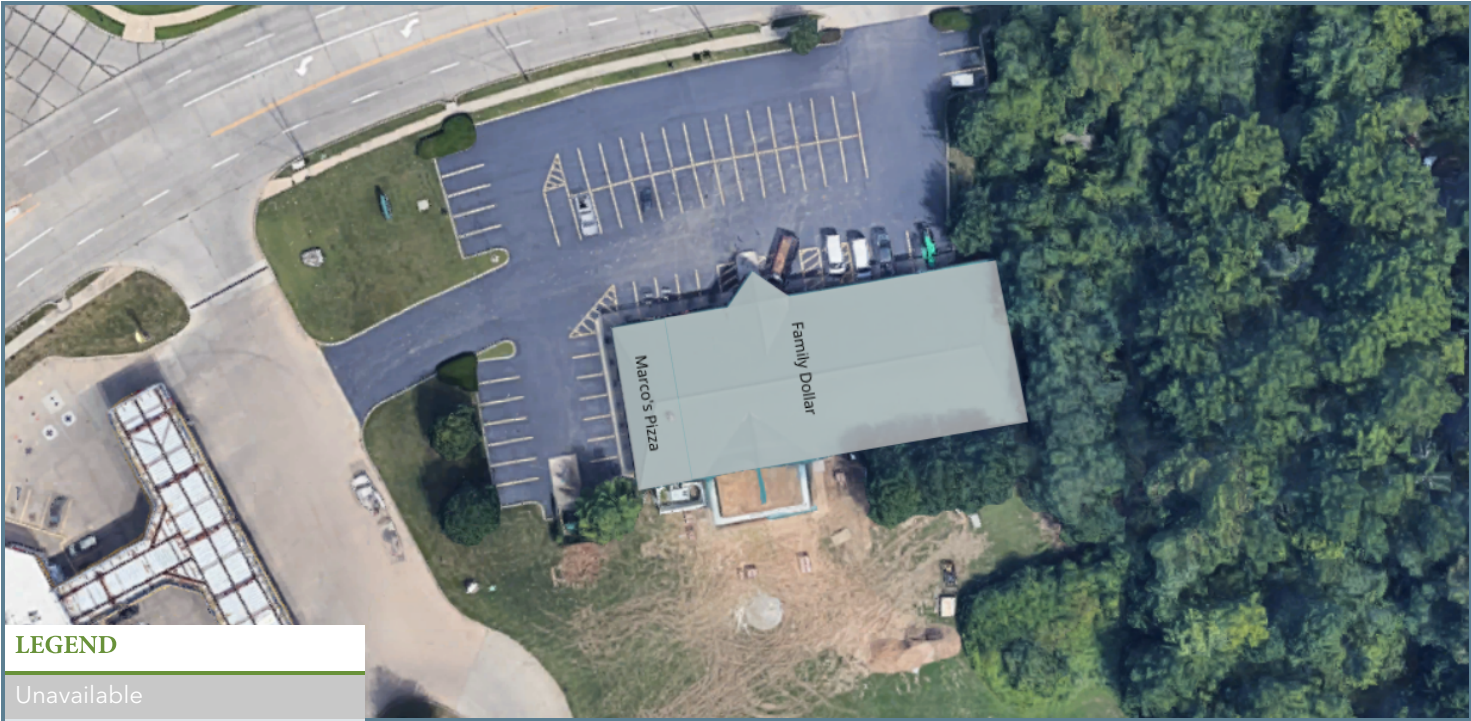
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COMMERCIAL PROPERTY

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

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PLANS



LEGEND

Unavailable

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3524 Patterson Rd	Family Dollar #32158	7,792 SF	NNN	-	-
3524 Patterson Rd	Marco's Pizza #3555	1,621 SF	NNN	-	-

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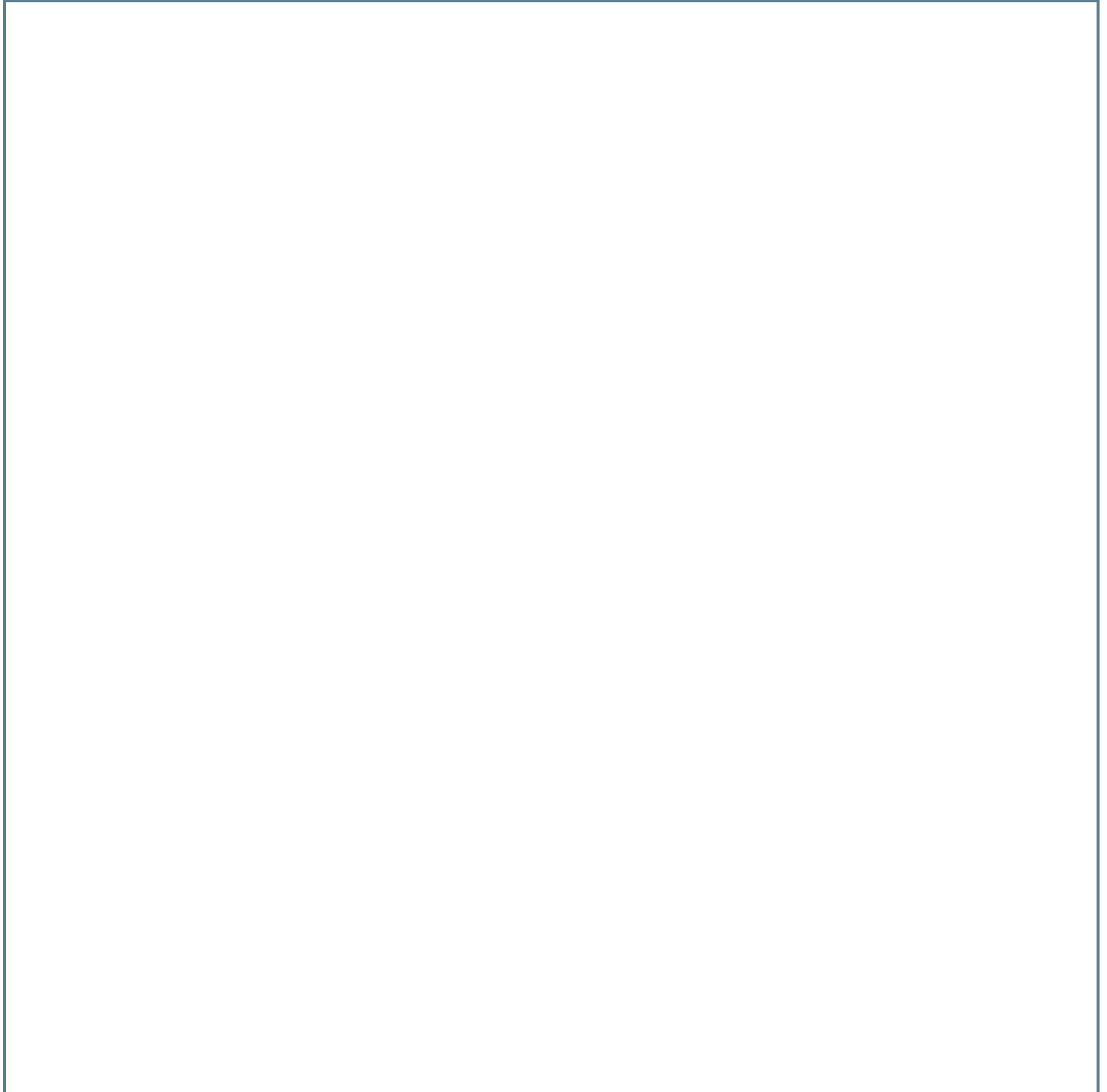
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RETAILER MAP



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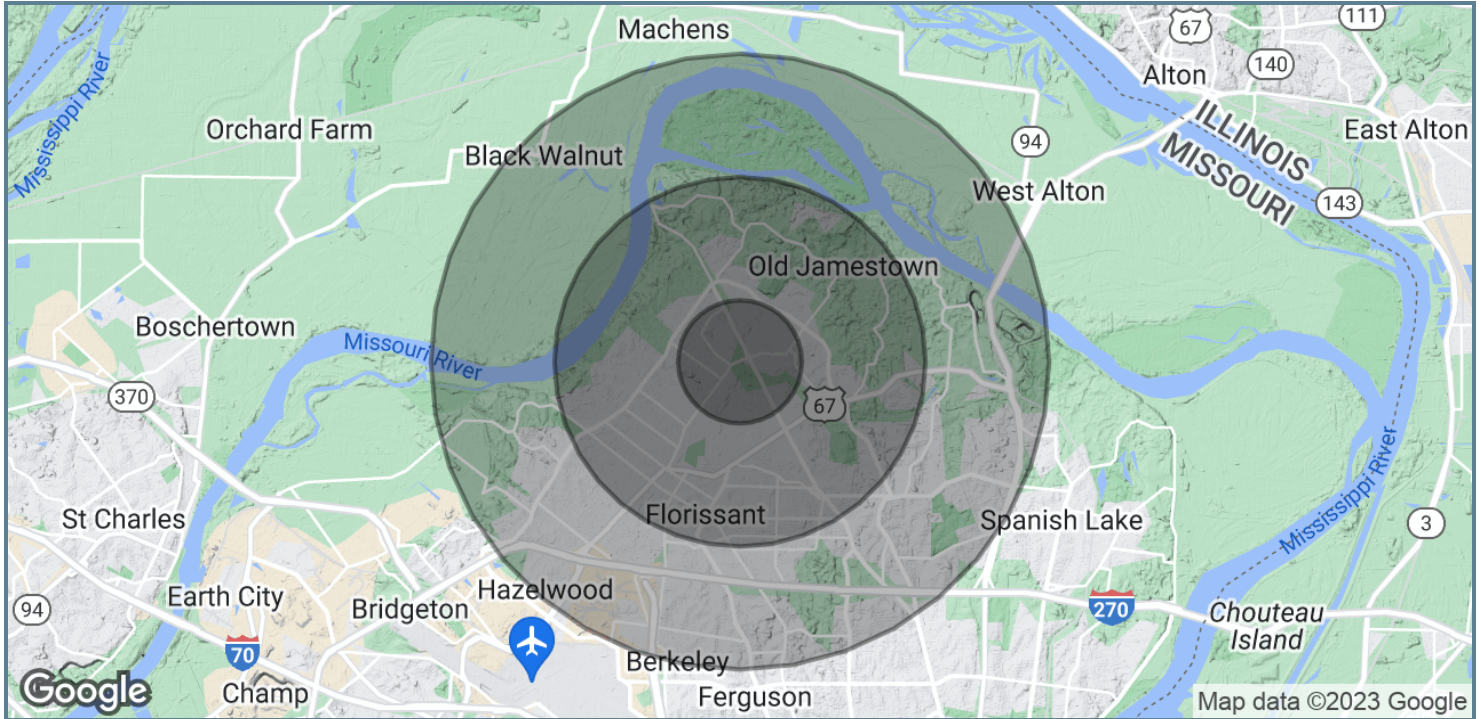
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,207	71,193	139,765
Average Age	39.4	39.1	39.1
Average Age (Male)	37.0	39.0	37.9
Average Age (Female)	40.6	40.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,913	28,867	58,730
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$78,605	\$70,647	\$69,068
Average House Value	\$138,948	\$124,714	\$116,283

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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