

NORTH COUNTY *FESTIVAL*

10803 - 10865 West Florissant Avenue Ferguson (Saint Louis), Missouri 63136



**1,650 SF & 7,200 SF
Available
Immediately**

PROPERTY HIGHLIGHTS

- Located in highly active, dense retail corridor among national tenants
- Excellent visibility from West Florissant Avenue
- Located at a signalized intersection
- Less than 1/4 mile south of I-270; minutes from I-70 and I-170
- 116, 117 VPD on I-270 at W. Florissant
- 38,675 VPD on W. Florissant
- New home development adjacent to site



MARKET DEMOS	1mile	3miles	5miles
2007 Population	8,214	111,219	268,412
Households	3,410	42,917	104,720
Avg. HH Income	62,111	59,522	59,629

For information contact Jim J. Otis: 314-434-4004 jjotis@otisandclark.com

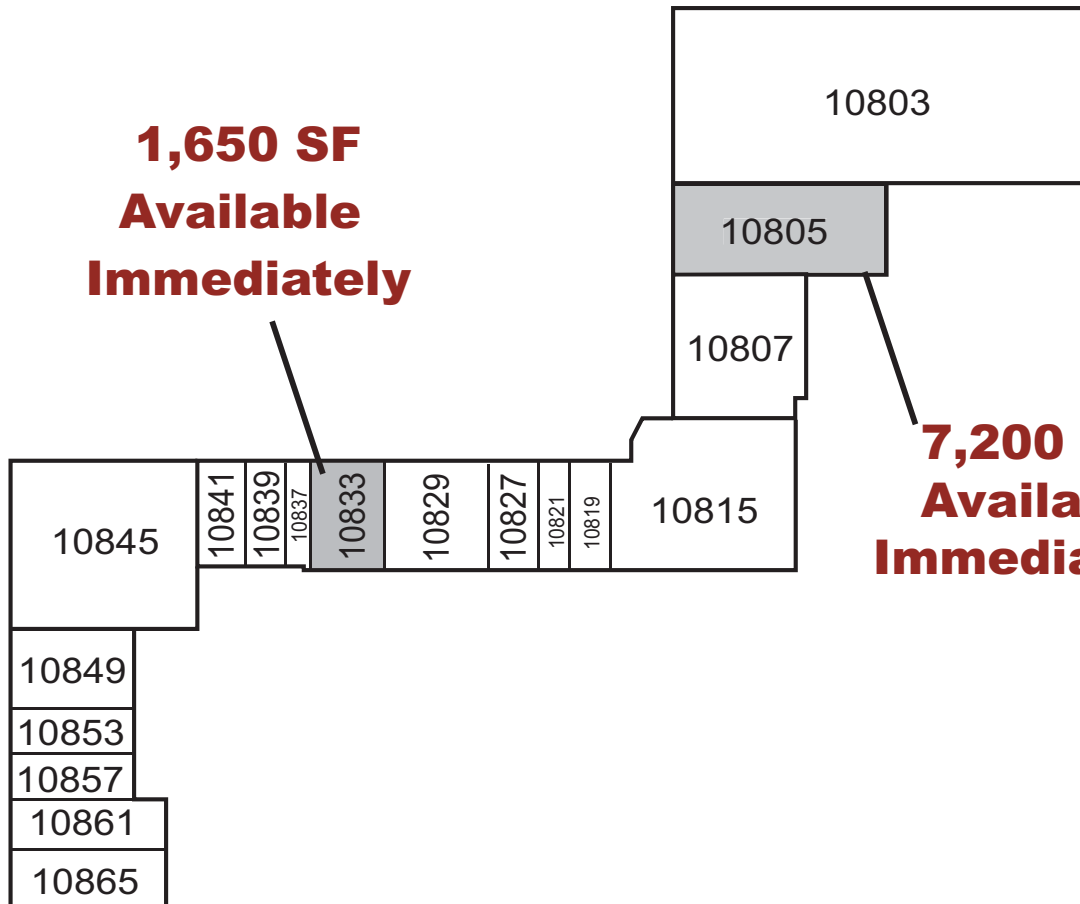
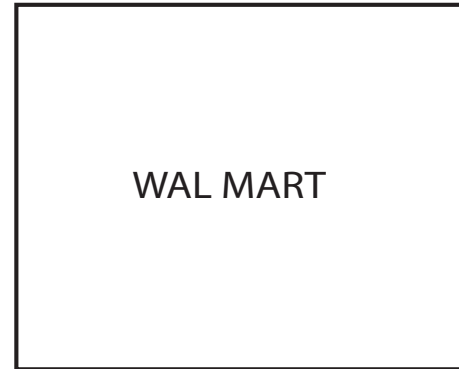
1850 Craigshire Road, Suite 103, Saint Louis, MO 63146
314.434.4004 phone 314.434.4113 fax www.otisandclark.com



NORTH COUNTY **FESTIVAL**

10803 - 10865 West Florissant Avenue Ferguson (Saint Louis), Missouri 63136

West Florissant Road



For information contact Jim J. Otis: 314-434-4004 jjotis@otisandclark.com

1850 Craigshire Road, Suite 103, Saint Louis, MO 63146
314.434.4004 phone 314.434.4113 fax www.otisandclark.com

