

# NORTH COUNTY *FESTIVAL*

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



**1,650 SF, 2,800 SF,  
& 4,000 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
- Located adjacent to Sam's & newly renovated Walmart



<b>MARKET DEMOS</b>	1mile	3miles	5miles
2009 Population	7,802	106,433	265,911
Households	3,351	41,350	104,172
Avg. HH Income	62,111	59,522	59,629

For information contact Jim J. Otis: 314-434-4004 [jjotis@otisandclark.com](mailto:jjotis@otisandclark.com)

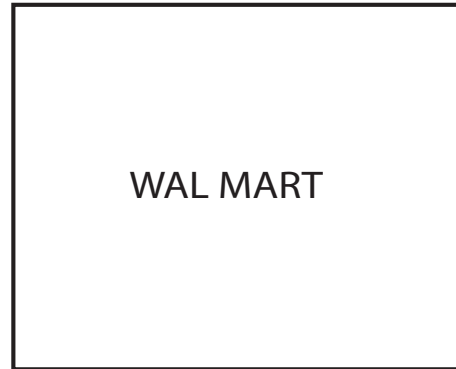
1850 Craigshire Road, Suite 103, Saint Louis, MO 63146  
314.434.4004 phone 314.434.4113 fax [www.otisandclark.com](http://www.otisandclark.com)



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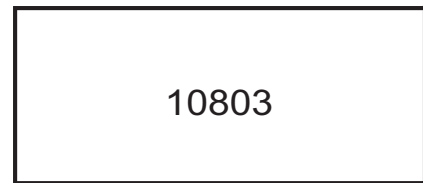
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**West Florissant Road**



WAL MART

**1,650 SF  
Available  
Immediately**



10803

10805

10807



10845

10841

10839

10837

10833

10829

10827

10821

10819

10815

**2,800 SF  
Available**

10849

10853

10857

10861

10865

**4,000 SF  
Available**

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Otis & Clark Properties