

North County Square Shopping Center

10704 - 10764 West Florissant Avenue Ferguson (Saint Louis), Missouri 63136



Regional Shopping Center Opportunity

15,068sf will divide, 28,840sf end cap



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 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
- Pylon Singage Available

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

NORTH COUNTY SQUARE TENANTS

- | | |
|----------------|--------------------------|
| DollarTree | Sasoum Sports Fashn. |
| US Cellular | American General Finance |
| ProLong Nails | Perfecto Pizza |
| US Coast Guard | Exquisite Fashions |
| All State | |

SURROUNDING RETAILERS

- | | | |
|------------|-----------------|---------------|
| Wal-Mart | Big Lots | Shoe Carnival |
| Sam's | Toys R' Us | Krispy Kreme |
| Home Depot | Hollywood Video | Shop N Save |
| K Mart | McDonald's | Burger King |



Location:

Located less than a 1/4 mile south of I-270 and W. Florissant in the city of Ferguson, Missouri.

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




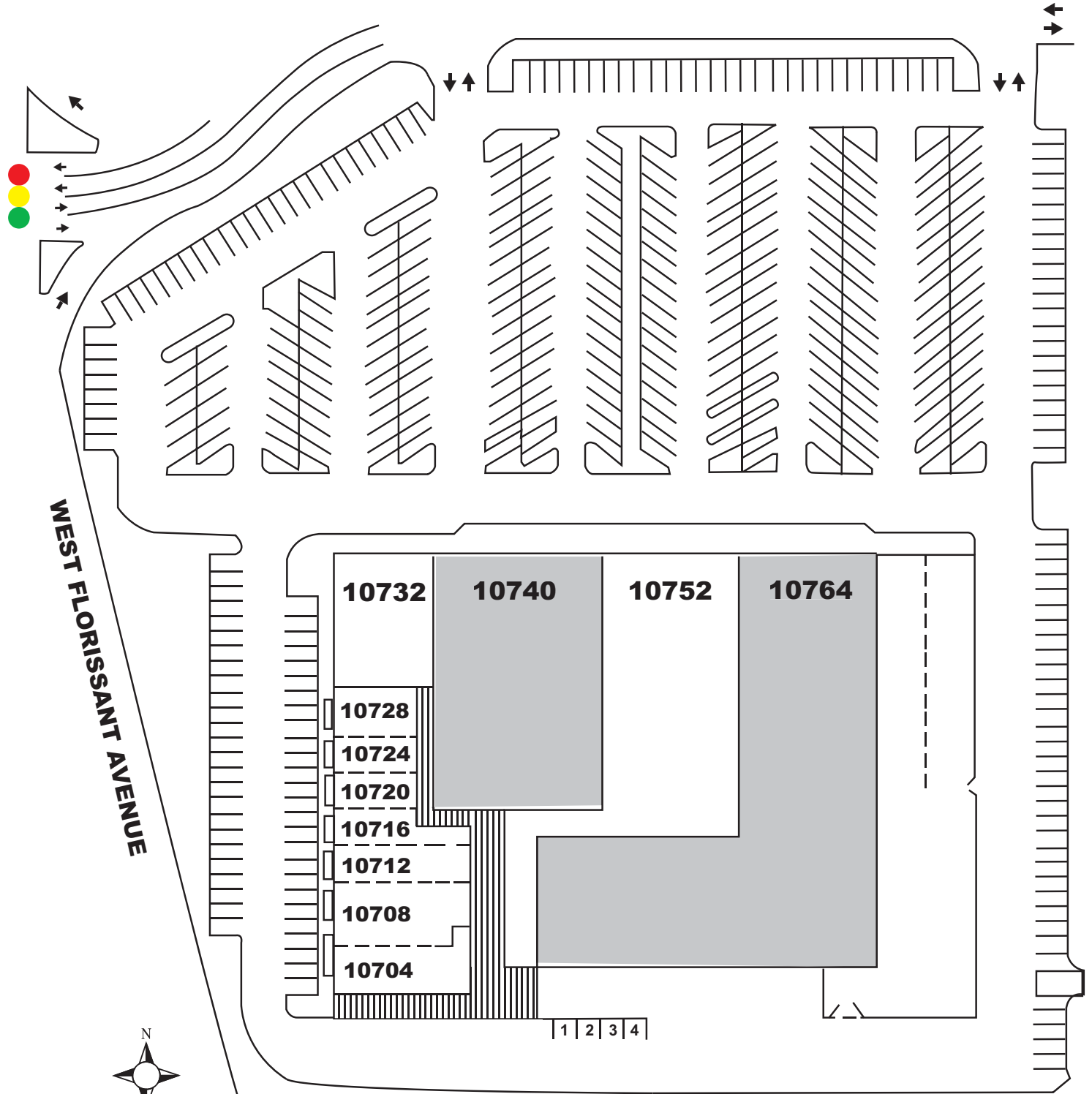
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Site Plan

 Vacant



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