

# North County Festival

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



## PROPERTY HIGHLIGHTS

- Located in highly active, dense regional 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

1,050 sf, 2,450 sf, 1,875 sf,  
2,520 sf & 6,787 sf

**Available Immediately**

MARKET DEMOS	1 mile	3 miles	5 miles
2016 Population	10,057	125,115	290,585
Households	3,244	46,541	110,555
Avg. HH Income	\$53,477	\$48,401	\$46,656

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

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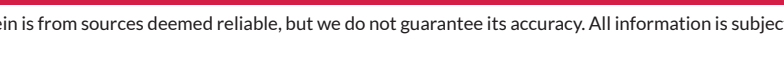
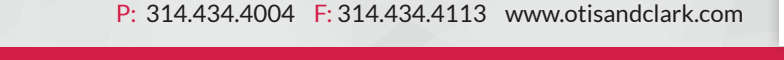
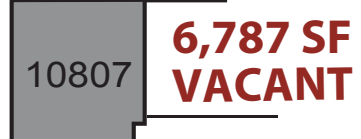
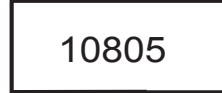
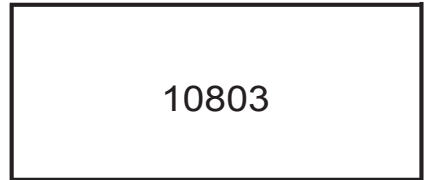
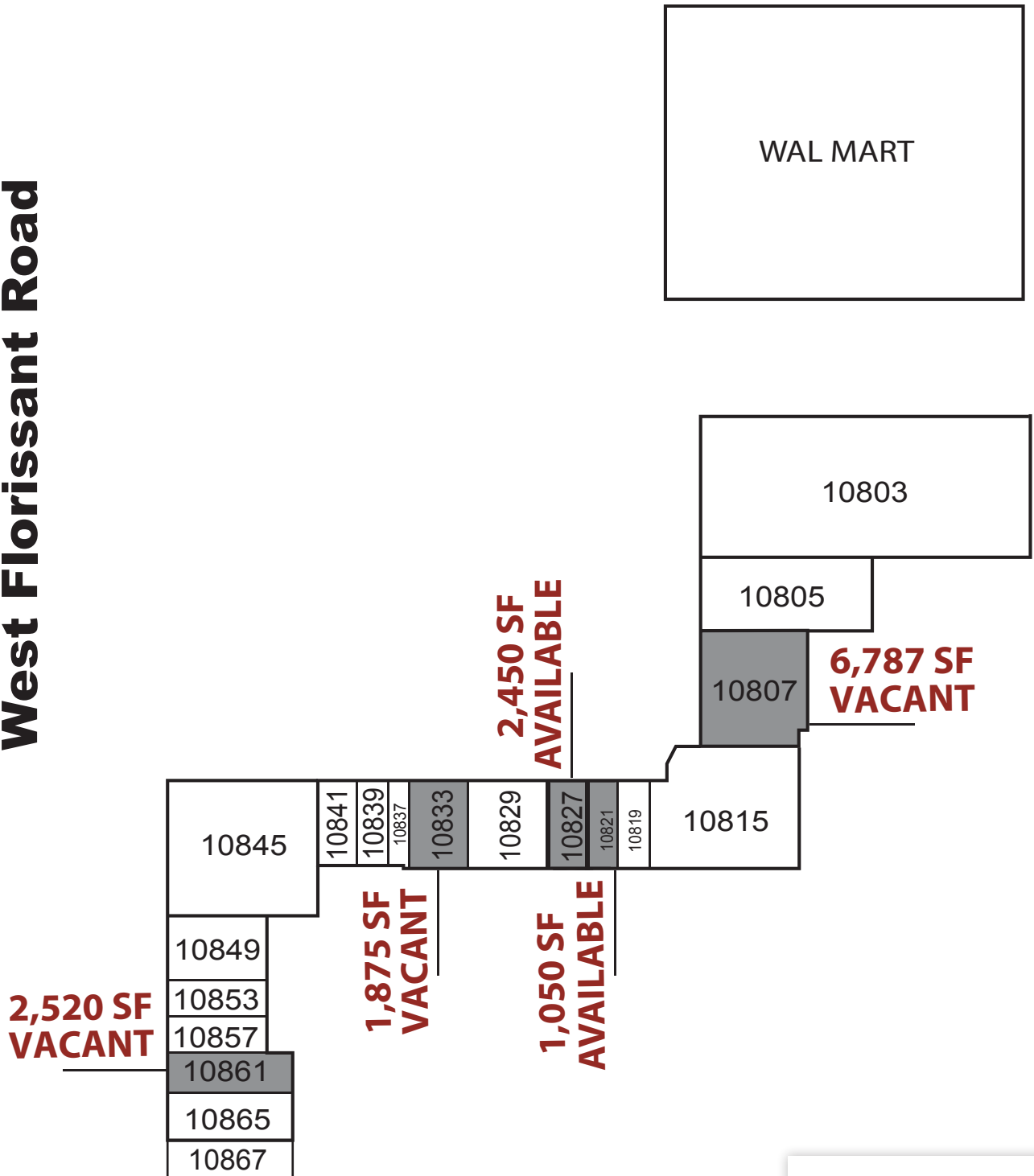


Otis & Clark Properties

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**West Florissant Road**



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