



GRANDVIEW PLAZA

74 GRANDVIEW PLAZA, FLORISSANT, MO 63033

1,250 - 43,416 SF AVAILABLE IN FLORISSANT, MO



GRANDVIEW PLAZA

DEMOGRAPHICS

PLEASE CONTACT: L³ CORPORATION

REBECCA THESSEN

RICK SPECTOR

314.282.9836 (DIRECT)

314.282.9827 (DIRECT)

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REBECCA@L3CORP.NET

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GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

VISIT METRICS

DEC 1st, 2023 - NOV 30th, 2024 • DATA PROVIDED BY PLACER

VISITS/YEAR



1.3 M

VISITORS



200 K

VISIT FREQUENCY



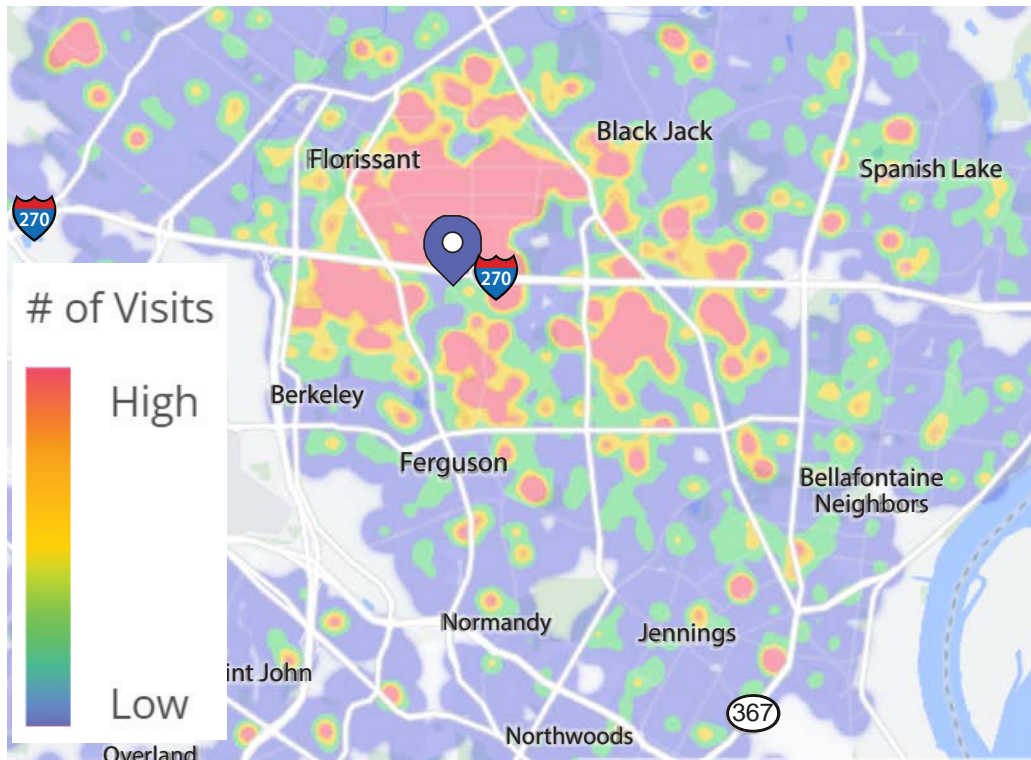
6.7

AVG. DWELL TIME



32 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

	1 MILE	3 MILES	5 MILES
POPULATION	10,753	93,915	230,075
HOUSEHOLDS	4,323	37,714	93,072
AVG HH INCOME	\$70,557	\$63,303	\$63,433



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN

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- 1,250–43,416 SF AVAILABLE
- EXCELLENT VISIBILITY FROM I-270
- LOCATED ONE MILE FROM ST. LOUIS COMMUNITY COLLEGE WITH 7,438 STUDENTS ENROLLED
- LARGE PYLON SIGN WITH INTERSTATE VISIBILITY AND AMPLE PARKING
- CALL BROKER FOR INFORMATION



SPACE	TENANT	SF
2A	WALGREENS	15,984 SF
2B	FRESENIUS DIALYSIS	10,008 SF
6	AVAILABLE	6,144 SF
8	BLUE SKY NUTRITION	2,937 SF
10	AVAILABLE	9,462 SF
12	AVAILABLE	1,500 SF
14	AVAILABLE	1,875 SF
16	AVAILABLE	4,040 SF
18	STOWERS REALTY GROUP	2,727 SF
22	DAVITA	7,634 SF
42	OLD TIME POTTERY	85,883 SF
54	AVAILABLE	30,866 SF
56	AVAILABLE	12,550 SF
58	DANCE PLUS	2,000 SF
60	AVAILABLE	1,250 SF
62	GET SEXY MOVEMENT	1,000 SF
64	DANCE PLUS	890 SF
65	DANCE PLUS	1,104 SF
66	SLEEK SALON	6,000 SF
SUITE 1	STATE FARM	1,600 SF
SUITE 2	AVAILABLE	800 SF
SUITE 4	AVAILABLE	800 SF
SUITE 7	AVAILABLE	1,716 SF
70A	CHIN'S WOK	2,400 SF
70B	NEXUS HAIR LOUNGE	1,600 SF
70C	AVAILABLE	1,600 SF
74	SCHNUCK'S	68,025 SF
78A	GREAT CLIPS	1,440 SF
78C	RAINBOW APPAREL	7,200 SF



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MARKET AERIAL

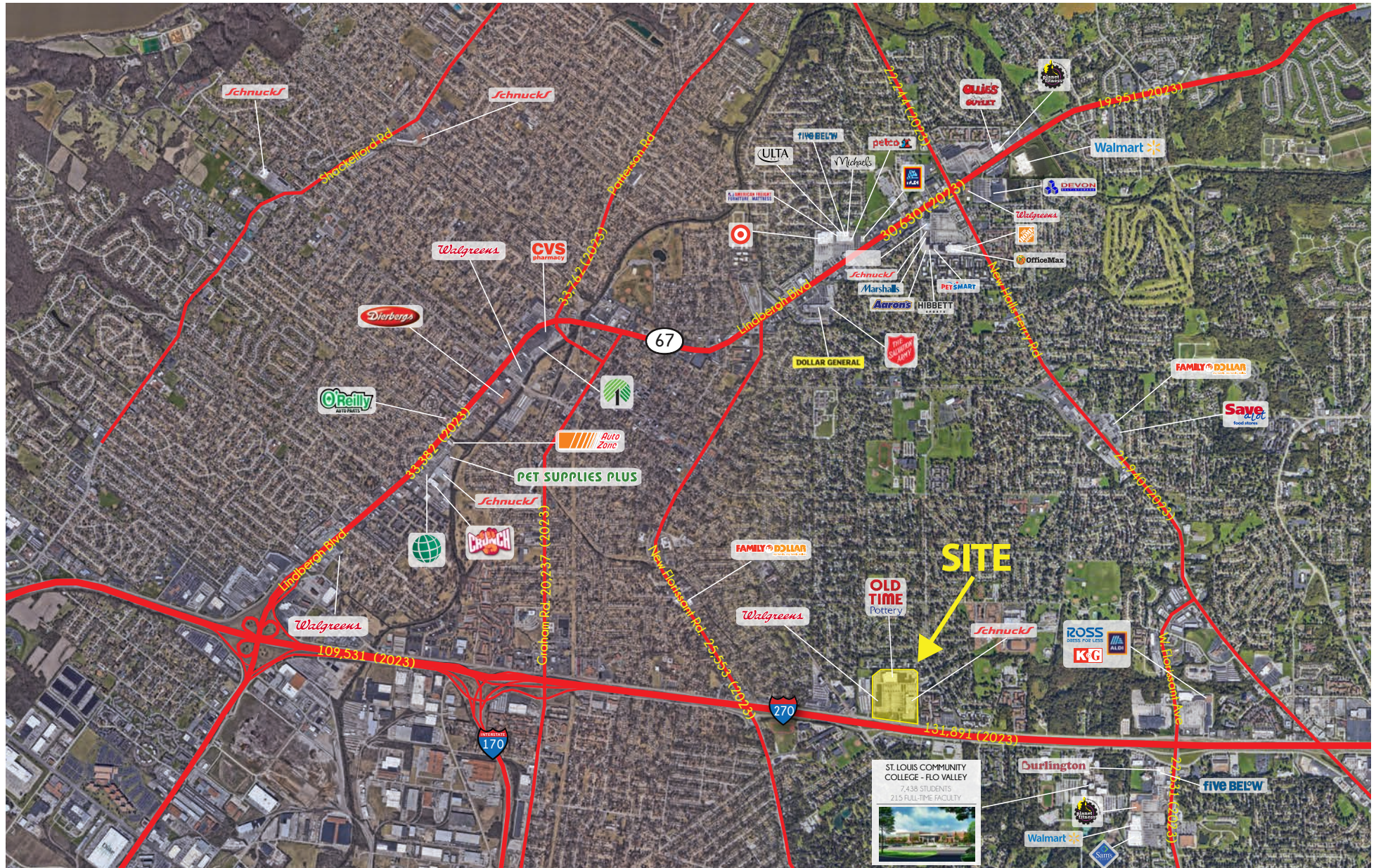
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