



SCOUT

REALTY
GROUP

FOR LEASE

PADDOCK HILLS

1 PADDOCK HILLS SHOPPING CENTER
FLORISSANT, MO 63033

PADDOCK HILLS

FOR LEASE

PROPERTY DESCRIPTION

- ▲ 16,543 SF Available
 - ▲ Excellent Visibility & Access
 - ▲ In the Heart of a Major Retail Corridor
- 40,000 + VPD on Lindbergh Blvd.**



	1 MILE	3 MILES	5 MILES
2022 TOTAL POP	13,705	104,120	177,551
2022 AVG HH/\$	\$66,656	\$66,255	\$61,355
2022 EMPLOYMENT	4,517	29,665	61,736

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13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

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UNIT	TENANT	SF
1A	VACANT	16,543
1B	DoorDash	10,504
2	Nail Tip & Spa	1,162
3	Sudzy's Coin Laundry	3,040
5	Simply Thai	1,214
6	Springleaf Financial	1,204
7	Posh Extensions	1,214
8	314 Garden Supply	2,900
9	Armour Fashions	1,565
10	The Locker Room	3,108
11	C-Fit	1,752
12	Peach Cobbler	1,618
15	Dollar General	10,416
17	Salvation Army	22,588
2200	US Post Office	54,482



\$9.00 / SF (NNN = \$3.57 / SF)

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