

**PRICE REDUCED**

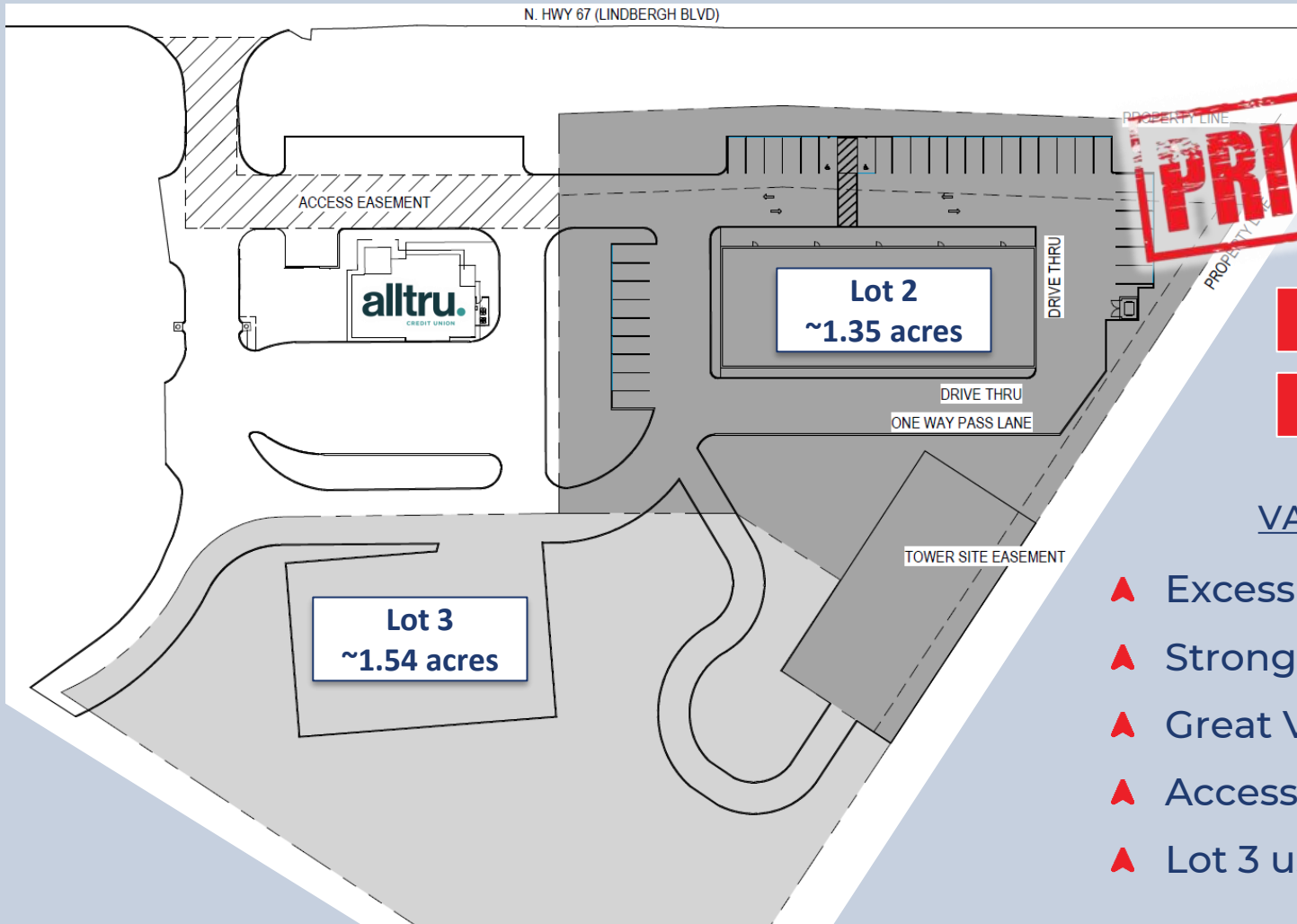


**Land for Sale or Lease**  
**3200 North Highway 67**  
**Florissant, MO 63033**

# land for sale or lease

# 3200 N. Highway 67

Florissant, MO 63033



**PRICE REDUCED**

**Lot 2 = \$725,000**

**Lot 3 = \$550,000**

### VACANCY DESCRIPTION

- ▲ Excess Land Available
- ▲ Strong Surrounding Businesses
- ▲ Great Visibility from Hwy. 67
- ▲ Access is in place
- ▲ Lot 3 useable area is ~1 acre

**22,660 VPD on Hwy. 67**

**20,645 VPD on New Halls Ferry**

DEMOS	1 MILE	3 MILE	5 MINUTE
POPULATION	11,711	86,874	34,989
MED HH INCOME	\$78,833	\$79,128	\$81,521
DAYTIME POP	5,714	46,118	17,067



**REALTY GROUP**

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

**Adam Glosier**  
aglosier@scoutrg.com  
314-598-2357

**Jared Hancock**  
jhancock@scoutrg.com  
314-623-6419

The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

# market aerial



Logos for: Target, Michaels, Applebee's, ALDI, Panera Bread, Longhorn Steakhouse, Five Below, Taco Bell, Petco.

Logos for: Hooters, 54, Mattress Firm, Verizon, Dobbs, Denny's, Starbucks.

Logos for: Chick-fil-A, MOD, Aspen, Burger King.

Logos for: Schnucks, OfficeMax, Home Depot, Ross Dress for Less, Commerce Bank, Marshalls, Qdoba Mexican Grill, Shoe Carnival, Sonic Drive-Ins, Hawaiian Bros, Firestone, PetSmart, Cane's.

**SITE**