

Retail Center – Available 2nd Quarter 2009  
 3055 N. Hwy 67 (N. Lindbergh Blvd.)  
 Florissant, MO 63033



**PROPERTY DETAILS:**

- Join Verizon Wireless at the hard corner of N Lindbergh Blvd & New Halls Ferry Rd
- 3,850/SF remaining (divisible) to 1,450/SF & 2,400/SF
- Frontage: 175' on Lindbergh / 155' New Halls Ferry
- \$32.00/SF NNN – offering 6 months of free rent

Demographics: 2008 Est.

	1 mi	3 mi	5 mi
Pop:	12,944	89,933	187,133
Avg. HH Inc.:	\$74,742	\$73,359	\$68,405
Daytime Pop:	4,938	32,077	85,584
Traffic Counts:			
N. Lindbergh -	40,222 VPD		
New Halls Ferry -	34,239 VPD		



FOR LEASE

Developed by:

MVG Development

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ST. LOUIS COUNTY REALTY CO.

SINCE 1954

Information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that purchaser investigate fully.

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