FOR **LEASE**

8023 West Florissant Avenue | Jennings, MO 63136

PLAZA ON THE BOULEVARD

Shops Space & Pad Opportunity Available

$20.00 / S.F. NNN

Eddie Cherry
P: 314.647.6611 ext. 113
E: Eddie@ManorRealEstate.com

Caleb Anthonis
P: 314.647.6611 ext. 126
E: Caleb@ManorRealEstate.com

Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of property. We recommend Lessee investigate fully.

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Property Information

Property Features

Development Area	23.54 Acres
Shopping Center GLA	372,098 Square Feet
Year Built	2006
Zoning	31C-3 Retail – Shopping Center
Pylon Signage	2 Pylon Signs
Parking Ratio	7.55 per 1,000 (1,200 parking spaces)
Signalized Entrances	3 Signals
Traffic Count	67,494 Vehicles Per Day (Combined)
Anchor Tenants	Schnuck's, MERS Goodwill HQ

Property Overview

- Prominent retail leasing opportunities at Plaza On The Boulevard shopping center.
- Major anchors include Schnucks, MERS Goodwill, Aldi, Rainbow, Athletico & Footlocker.
- Three (3) signalized entrances + Two (2) large pylon signs.
- Small Shops Space of 1,226 - 3,226sf Available.
- Outlot opportunity near highly-trafficked intersection of West Florissant & Lucas-Hunt.

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Site Plan

Property Breakdown

A	Schnucks	63,443 SF
B	Regional Management Corp	1,600 SF
B1	**Available**	**1,600 SF**
B2	GenX	7,950 SF
C1-C2	National Healthcare	6,400 SF
D	Rainbow	11,913 SF
E1	GameStop	2,400 SF
E2	Hibbett Sports	4,000 SF
F1-F2	Foot Locker	7,500 SF
F3	Athletico	3,633 SF
G	DaVita	9,300 SF
H1	Krab Kingz	3,227 SF
H2	Midland States Bank	1,604 SF
H3	Cricket Wireless	1,401SF
H4	Stay Fresh Beauty & Baber Shop	2,274 SF
H5	NCP Asset Management	1,028 SF
H6	China King	1,605 SF
H7	MetroPCS	1,600 SF
I1	**Available**	**2,000 SF**
I2	Fong Long Nails	1,600 SF
I3	Hair & Beauty Depot	3,200 SF
I4	Subway	2,118 SF
I5	City G.E.A.R.	9,000 SF
I6	H&R Block	2,000 SF
J1	T-Mobile	3,226 SF
J2	**Available**	**1,226 SF**
J3	**Available**	**2,000 SF**
K	**Outlot Opportunity**	**0.75 Acres**

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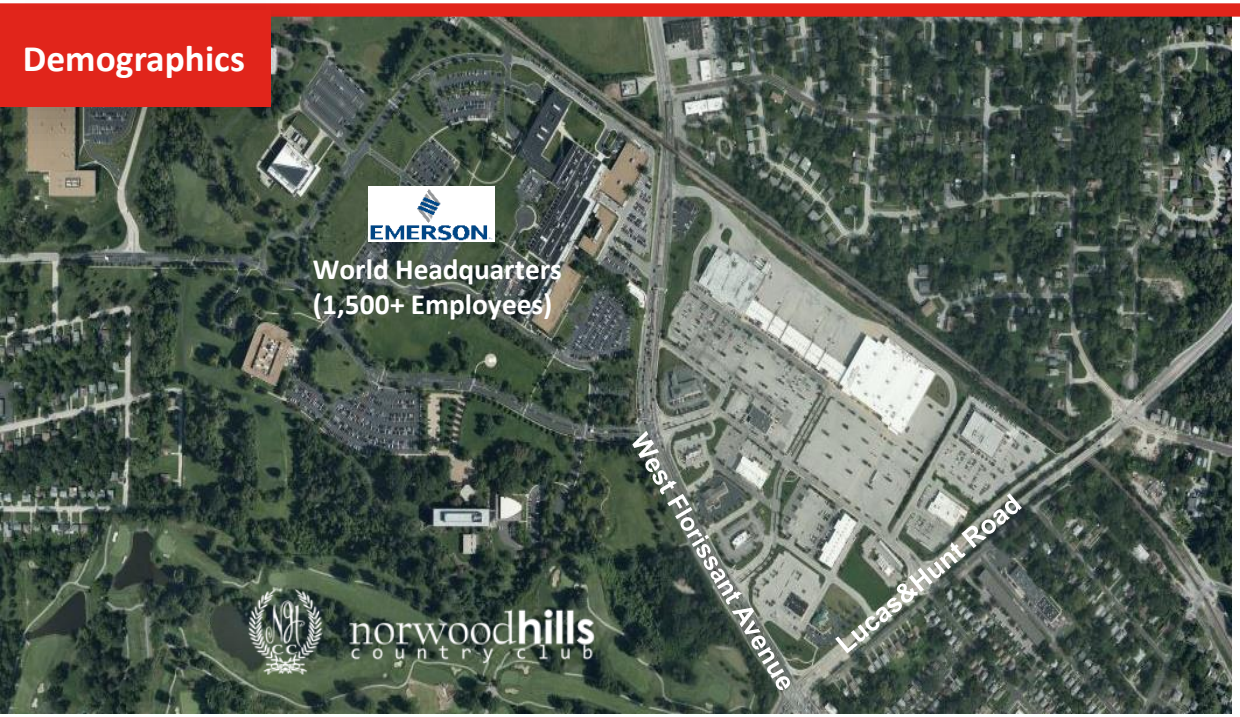
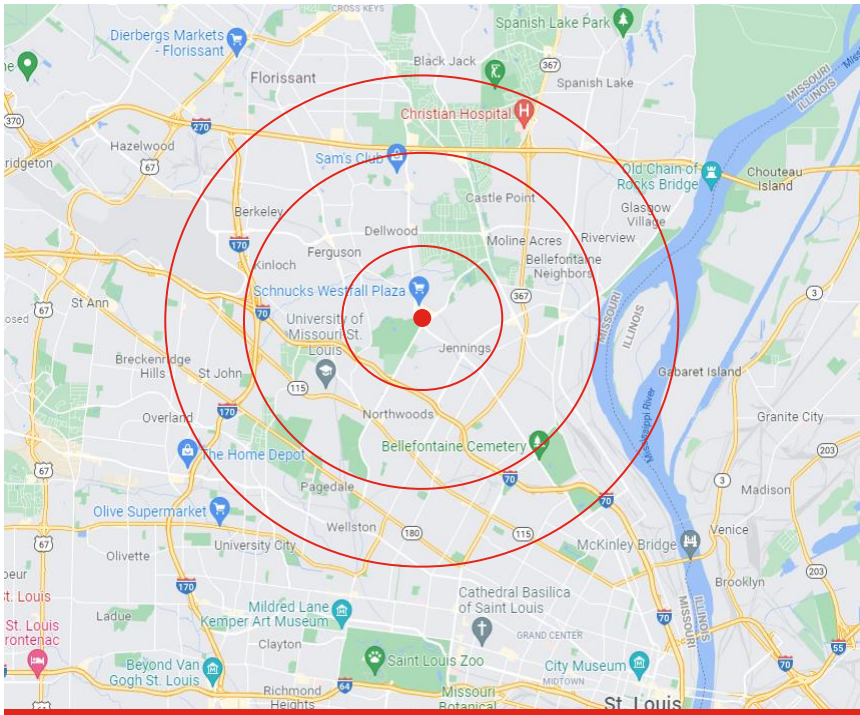
Demographics



Demographics	1 Mile	3 Miles	5 Miles
Population	12,499	111,986	265,341
Households	4,952	42,677	102,905
Average Household Income	$40,901	$48,677	$50,160
Median Household Income	$28,511	$36,175	$37,541
Daytime Population	12,984	106,119	250,518



Location Overview

- Prominently located at the convergence of West Florissant and Lucas-Hunt Road.
- Located approximately 1 mile North of I-70 and 3.4 miles South of I-270
- Roughly 3 miles North of UMSL University
- Less than 5 miles East of St. Louis Lambert International Airport
- Directly across Emerson's World HQ (Fortune 500 Company) with over 1,500 employees and Norwood Hills Country Club.

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