

PADDOCK FOREST:

Highway 367 & Parker Road
 Florissant, MO 63033

FOR LEASE OR SALE:

Jim Rosen, CCIM, jrosen@paceproperties.com
 314-785-7625



PADDOCK FOREST OFFERS:

- Great visibility from Parker Road & Lewis & Clark Boulevard
- Excellent parking
- Strong neighborhood location

AREA RETAILERS INCLUDE:

Subway, Imo's Pizza, Dollar General, Fresenius Dialysis, McDonald's, Shop n Save, Blockbuster Video, Bank of America & Walgreens

TRAFFIC COUNTS:

Lewis & Clark Boulevard: 38,150 VPD
 Highway 50: 13,497 VPD

LEASE SPACE AVAILABLE:

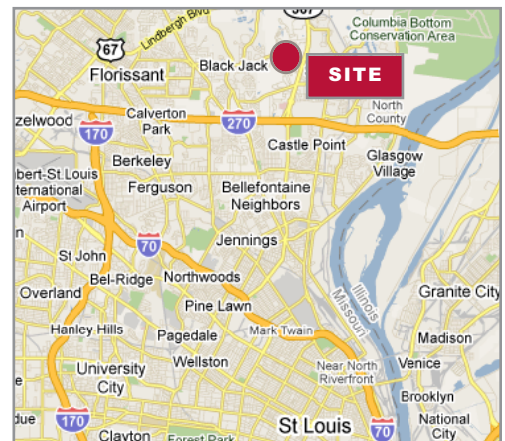
1,380 - 5,040 SF
 3,900 SF Lower Level Office
 \$12.50/SF, NNN

OUTLOT SPACE AVAILABLE:

Outlet 2: 0.83 Acres
 Outlet 3: 0.75 Acres
 Outlet 4: 0.68 Acres
 Total: 2.26 Acres for \$935,000

PREMIER LAND DEVELOPMENT

SPACE AVAILABLE:
 2.75 Acres for \$480,000



SITE LOCATOR MAP

DEMOGRAPHICS (2000 Census, 2009 Estimates)	1-MILE	3-MILE	5-MILE
Population	11,184	58,249	143,281
Average HH Income	\$58,965	\$59,506	\$57,055
No. of Employees	1,602	16,322	35,963

PACE

P R O P E R T I E S

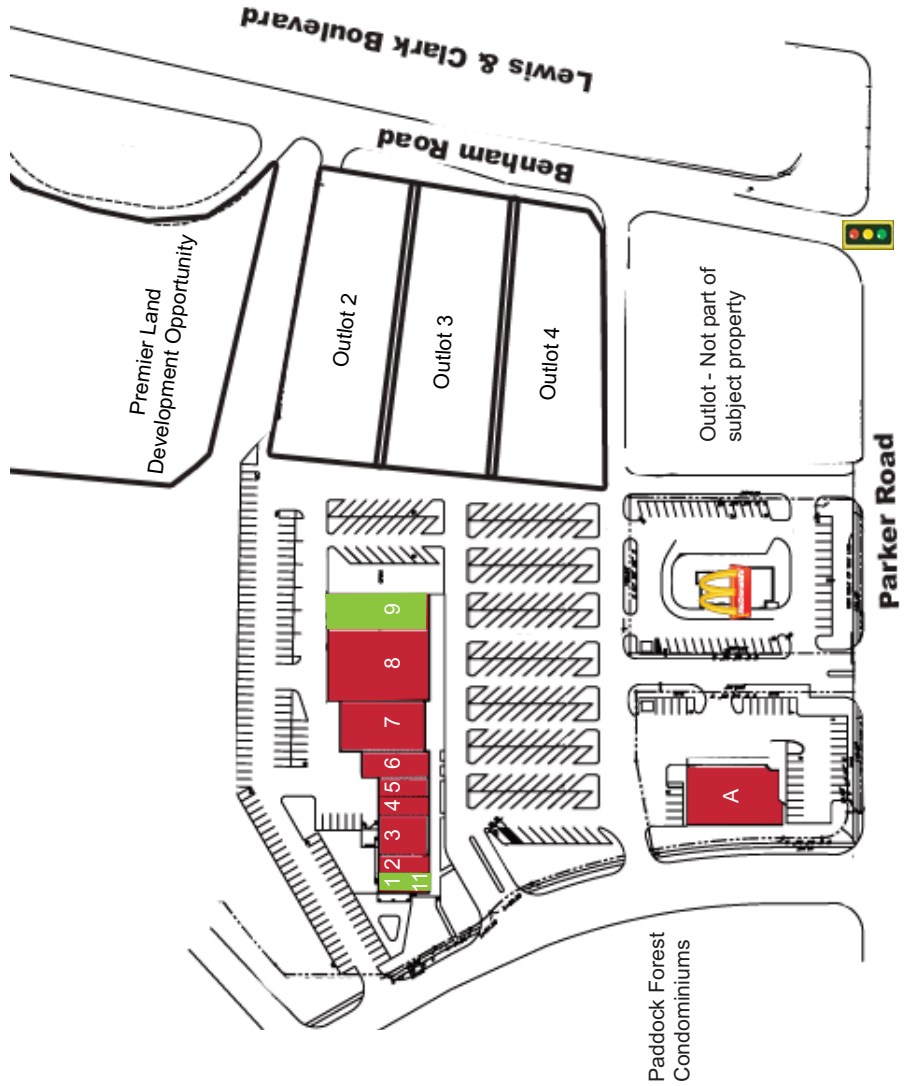
Pace Properties

1401 South Brentwood Boulevard
 Suite 900 - St. Louis, Missouri 63144
 Phone: 314.968.9898
 Fax: 314.968.5050
 www.paceproperties.com

SITE PLAN:

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SPACE	TENANT	SF
A	Riverside Surgery Center	3,936 SF
1	AVAILABLE	1,380 SF
2	Subway	1,232 SF
3	Potnar's Fish & Grill	2,189 SF
4	China Wok	1,515 SF
5	Imo's Pizza	1,800 SF
6	Rookies Bar & Grill	2,400 SF
7	Dollar General	6,000 SF
8	Fresenius Dialysis	9,960 SF
9	AVAILABLE	5,040 SF
10	McDonalds	3,596 SF
11	Lower Level Office	3,900 SF
Outlot 2		0.83 Acres
Outlot 3		0.75 Acres
Outlot 4		0.68 Acres
Premier Land		2.75 Acres