

Paddock Forest

6805 Parker Road
 Florissant, MO 63033

For Lease or Sale:

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Paddock Forest offers:

- Great visibility from Hwy 367
- Excellent parking
- Strong neighborhood location

Area Retailers Include:

Subway, Imos Pizza, Dollar General, Fresenius Dialysis & McDonalds

Premier Land Development:

2.75 Acres for \$480,000

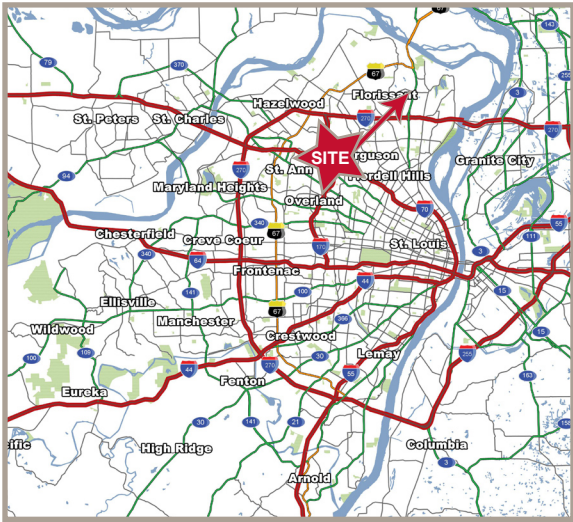
Space Available:

5,040 SF
 3,900 SF Lower Level Office

Land Available:

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

Demographics	1-Mile	3-Mile	5-Mile
2009 Population	11,184	58,249	143,281
Average Income	\$58,965	\$59,506	\$57,055
Employees	1,602	16,322	35,963



The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Site Plan



Number	Name	SF	Number	Name	SF/Acres
1	Stimage Hair Care	1,380	11	Lower Level Office	3,900 SF
2	Subway	1,232	12	McDonalds	3,596 SF
3	Potnar's Fish & Grill	2,189	A	Premier Land	2.75 Acres
4	China Wok	1,515	B	Outlot 2	0.83 Acres
5	Imo's Pizza	1,800	C	Outlot 3	0.75 Acres
6	Rookies Bar & Grill	2,400	D	Outlot 4	0.68 Acres
7	Dollar General	6,000			
8	Fresenius Dialysis	9,960			
9	Available	5,040			
10	Riverside Surgery Center	3,936			