



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

10,829 | 63,224 | 119,804



Daytime Population

4,757 | 38,584 | 88,231



Median Household Income

\$81,428 | \$72,587 | \$74,912



LAND FOR SALE

2435 & 2475 Charbonier Road | Florissant, Missouri 63031

6 Acres | Sale Price: \$750,000

PROPERTY DETAILS

Prime developable land

Walking distance (600') to Schnucks

Close to new McBride Koch Park Manors - 105 homes

Across from Florissant's Koch Park, Community Center,
& Aquatic Center

Potential for higher dense residential

Ryan Geringer

314.785.7642

rgeringer@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

Trade Area Aerial

