



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,895 | 98,436 | 234,038



Daytime Population

8,467 | 56,535 | 140,915



Median Household Income

\$63,179 | \$62,969 | \$62,106

Suite 1200



Suite 1300A



PROMINENT RETAIL FOR LEASE

Clocktower Place | 11200 - 11298 West Florissant Avenue

Unincorporated St. Louis County, Missouri 63033

Suite 1200 - 4,680 SF | Suite 1300A - 15,000 SF

Lease Rate: \$15.00 - \$20.00/SF, NNN | Triple Nets: \$3.94/SF (2025 estimate)

PROPERTY DETAILS

Regional shopping center anchored by
Aldi, Ross, and K&G

High traffic volume (I-270 - 111,723 VPD)

Highly visible and conveniently accessible
at fully signalized intersection

Prominent pylon signage

Jim Rosen, CCIM

314.785.7625

jrosen@paceproperties.com

Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

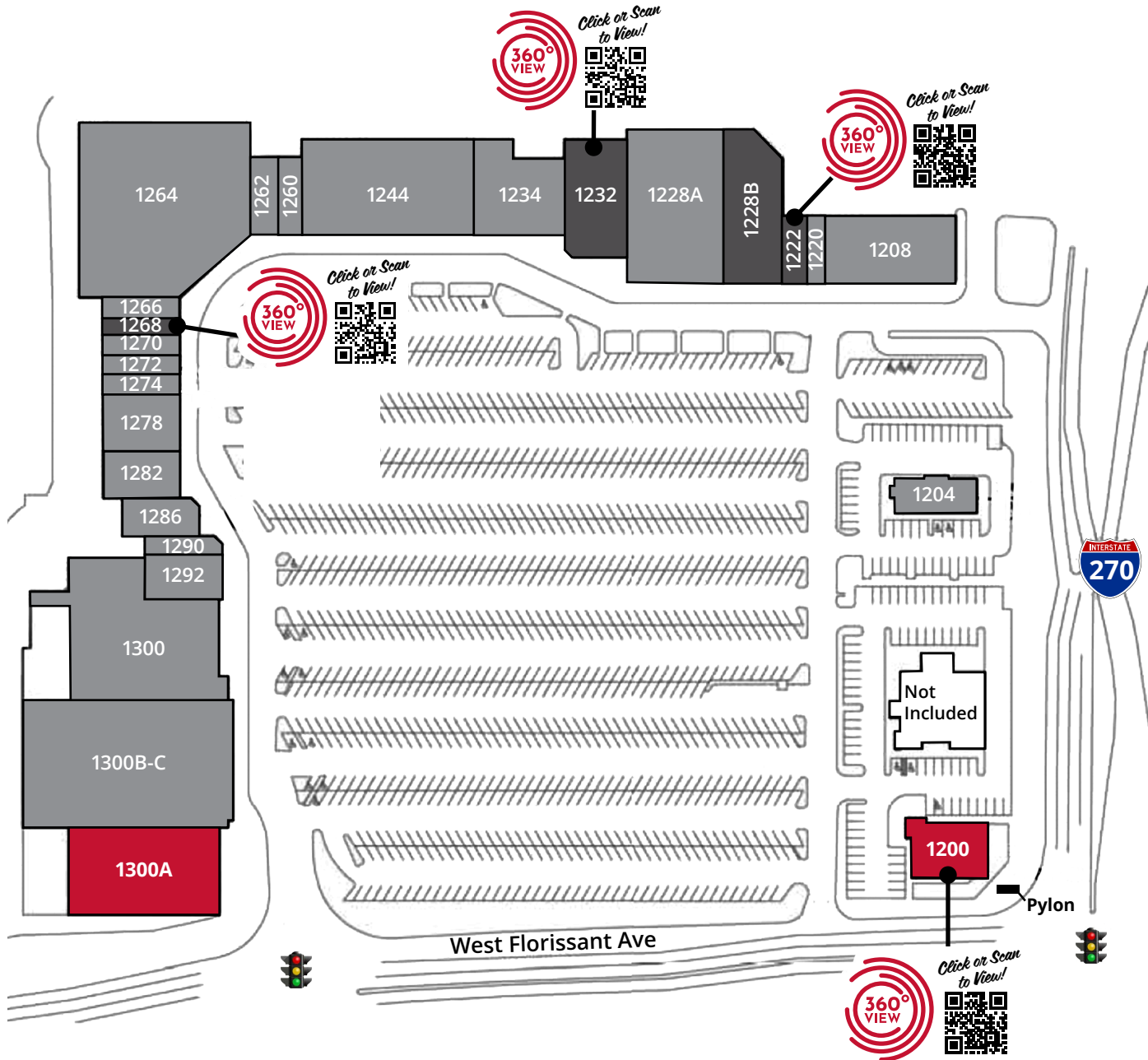
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

The map displays a comprehensive view of Florissant, Missouri, with a focus on commercial and recreational areas. Key features include:

- Road Network:** Major highways such as I-70, I-270, and US-67 are clearly visible, along with local streets like Parker Rd, Washington St, and St. Anthony Ln.
- Retail Landscape:** A dense collection of retail outlets is shown, including big-box stores like Target, Walmart, and Home Depot, as well as smaller businesses like CVS, Dollar General, and Family Dollar. Specialty stores like Michaels and Petco are also present.
- Parks and Recreation:** Green spaces such as Saint Ferdinand Park and Dunegant Park provide recreational opportunities for residents.
- Educational Institutions:** Schools like McCluer North High School and St. Louis Community College are integrated into the community fabric.
- Golf Courses:** The presence of Florissant City Golf Course and Eagle Springs Golf Course adds to the area's amenities.
- Healthcare:** Christian Hospital is located in the eastern part of the city.
- Site Identification:** A prominent red arrow labeled "SITE" indicates a specific point of interest near the intersection of I-270 and I-70.

Site Plan



Address	Space	Status	SF
11200	1200	AVAILABLE	4,680
11204	1204	Jack in the Box	3,153
11208	1208	Neat Restaurant & Bar	9,450
11220	1220	Cali Styles	1,365
11222	1222	AVAILABLE	1,750
11230	1228A	K&G Fashion Superstore	16,028
1228B	1228B	AVAILABLE	9,908
11232	1232	AVAILABLE	8,125
11240	1234	Rainbow Apparel	8,400
11248	1244	Citi Trends	18,000
11260	1260	Hairitage Premium Salon	2,000
11262	1262	Attitude Strong Fitness	2,400
11264	1264	Florissant Furniture	30,033
11266	1266	TFT Smoke Shop	1,600
11268	1268	AVAILABLE	1,600
11270	1270	Boost Mobile	1,600
11272	1272	Sally Beauty Supply	1,600
11274	1274	GNC	1,600
11280	1278	H&R Block	4,800
11282	1282	City Gear	4,000
11286	1286	Shoe Stop	3,200
11290	1290	China Moon	1,568
11292	1292	Shoe Time	3,500
11296	1300	Aldi	21,115
11310	1300B-C	Ross Dress for Less	33,357
11314	1300A	AVAILABLE	15,000

