

2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

11,213 | 54,871 | 139,946



Daytime Population

4,990 | 30,347 | 75,317



Median Household Income

\$72,516 | \$66,409 | \$65,427

FOR LEASE

Paddock Forest Center | 6805 Parker Road | Florissant, Missouri 63033

Inline: 6,000 SF | \$10.00/SF | Triple Nets: \$4.25/SF

Land: 0.97 - 1.97 Acres | Call for Details

PROPERTY DETAILS

Northwest corner of Parker Road & Highway 367

Join newer CVS and McDonald's, plus Subway,
and Fresenius Medical Care

High-volume traffic intersection

Excellent parking

Strong neighborhood location

Immediate proximity to I-270 and Highway 367,
Christian Northeast Medical Center, and Walgreens

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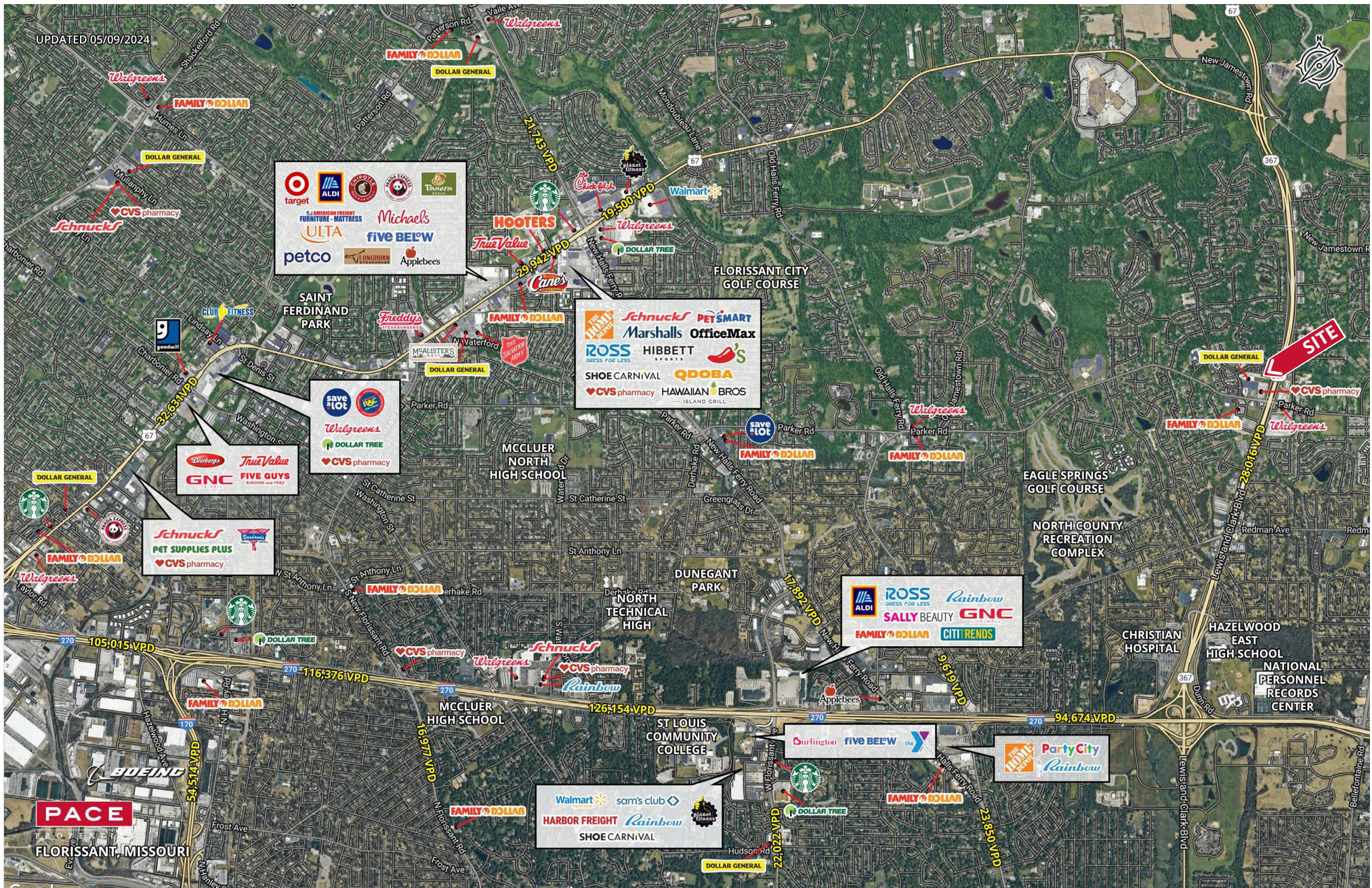
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Trade Area Aerial



Site Plan

| Space | Status | SF |
|-------|--------------------------|-------|
| 1 | Hair Salon | 1,380 |
| 2 | Subway | 1,232 |
| 3 | St. Louis Fish & Chicken | 2,189 |
| 4 | China Wok | 1,515 |
| 5 | Imo's Pizza | 1,800 |
| 6 | Privilege II | 2,400 |
| 7 | AVAILABLE | 6,000 |
| 8 | Fresenius Medical Care | 9,960 |
| 9 | Ele Events | 5,040 |
| 10 | McDonald's | 3,596 |



