

9070 W Florissant Ave · St. Louis MO, 63136

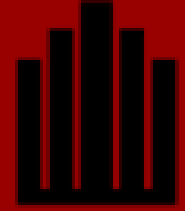
FOR SALE OR LEASE



STEPHEN F.

**BAHN**

COMMERCIAL REAL ESTATE SERVICES



## EXECUTIVE SUMMARY

---

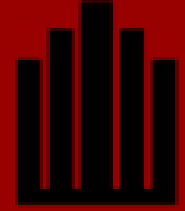
- Sale Price: \$1,600,000
- Price / SF: \$108.47 / SF
- Lease Rate: \$9.00 / SF NNN
- Building Size: 14,756 SF
- Available Space (vacant): 5,000 SF
- Lot Size: 1.45 Acres

## PROPERTY HIGHLIGHTS

---

- High Traffic Location: 25,000+ VPD along W. Florissant Ave
- Signalized Intersection Exposure: Located along W. Florissant Ave at Ferguson Ave, providing strong visibility, accessibility, and consistent traffic flow
- Excellent Site Functionality: Ample on-site parking, easy ingress/egress, and strong signage opportunities
- Strong Retail Synergy: Surrounded by national retailers including Schnuck's, ALDI, Chase Bank, Wendy's, Sonic, Burger King, and others





## INVESTMENT AND LEASING OVERVIEW

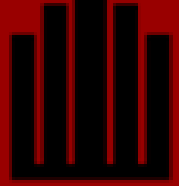
---

- Value-add strip center
- 9070 W Florissant Ave offers the opportunity to acquire or lease space within a well-positioned retail strip center in North St. Louis County.
- The property is anchored by Family Dollar (66% of GLA) and features a 5,000 SF vacancy, allowing for multiple strategies:
- Investors: Benefit from in-place income with upside through lease-up
- Owner-Users: Occupy the available space while offsetting occupancy costs with existing rental income
- Tenants: Secure high-visibility retail space at competitive lease rates
- At a basis of \$108.47/SF, the offering presents an attractive entry point for both investors and users.

## INVESTMENT HIGHLIGHTS

---

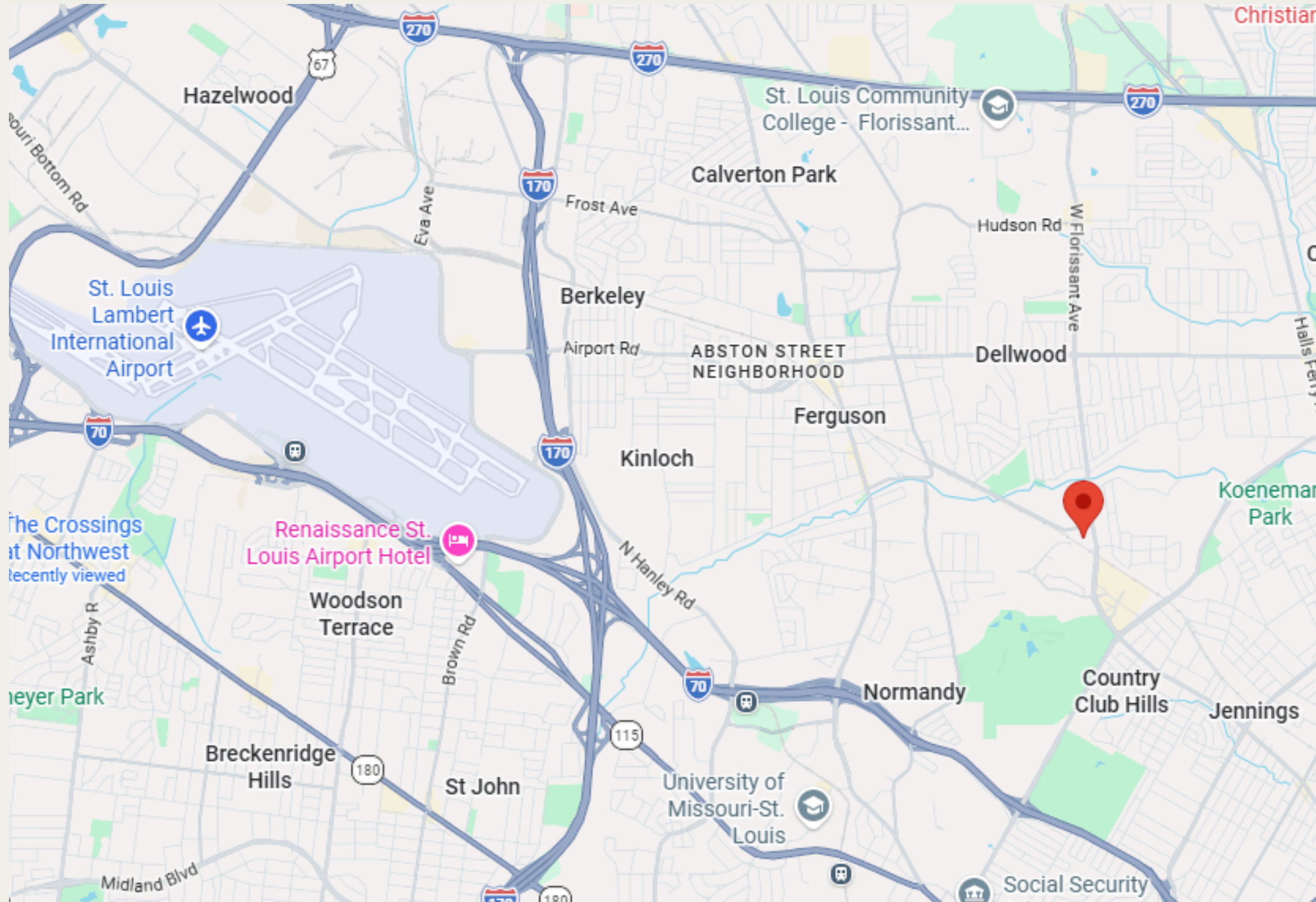
- In-Place NOI: \$104,466
- NNN Expenses: \$4.52/SF
- Anchor Tenant: Family Dollar (national credit)
- Value-Add Opportunity: 5,000 SF available for lease
- Upside Potential: Stabilized returns projected at 10%+ CAP Rate



9070 W Florissant Ave · St. Louis MO, 63136



## LOCATION



*Nick Bahn*

**Partner**

Office: 314.849.5858

Cell: 314.322.2020

Nick@bahnrealty.com

*Brian McCune*

Office: 314.849.5858

Cell: 314.276.5493

Brian@bahnrealty.com