

# Ferguson

10895 West Florissant Avenue, St. Louis, MO 63136

**TRICOR**



## HIGHLIGHTS

Type: Retail  
Total SF: 107,759

## CONTACT

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- Prominent 7,300 SF endcap space available for lease
- Join recently opened Burlington Coat Factory and Five Below
- Excellent frontage to the intersection of West Florissant and I-270
- Monument and Storefront signage along West Florissant and I-270
- Major improvements nearing completion to West Florissant interchange
- Immediate proximity to St. Louis Community College
- Area retailers include Walmart, Sam's Club, Harbor Freight and more

## DEMOGRAPHICS

|                               | 1-MILE | 3-MILE | 5-MILE  |
|-------------------------------|--------|--------|---------|
| Population                    | 8,140  | 98,341 | 241,621 |
| Households                    | 3,525  | 39,394 | 98,047  |
| Average Household Income (\$) | 83,661 | 76,391 | 76,365  |

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## FLOOR PLAN



A Diamond Furniture

7,300 SF