



Retail Building for Lease

**6440 W FLORISSANT AVENUE
JENNINGS, MISSOURI**

Property Highlights

- 9,180 sf building
- Former Family Dollar
- 10,000 cars-per-day on Florissant Avenue
- Strong daytime population with 237,827 employees within 5 miles of the property
- 1 mile from I-70, a major thoroughfare for the St. Louis area
- Lease rate \$12.00/sf

For information, please contact:

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SE Retail

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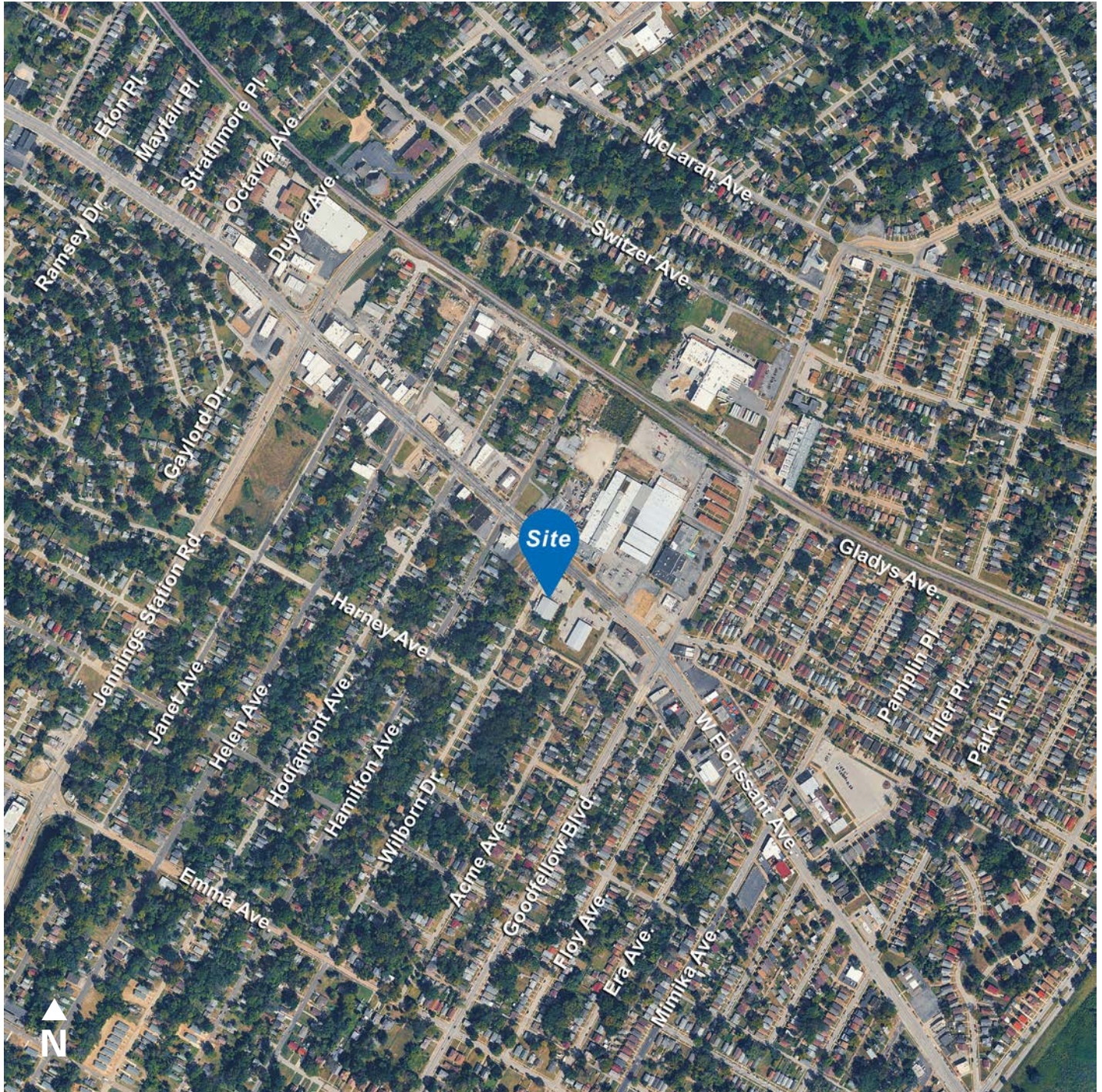
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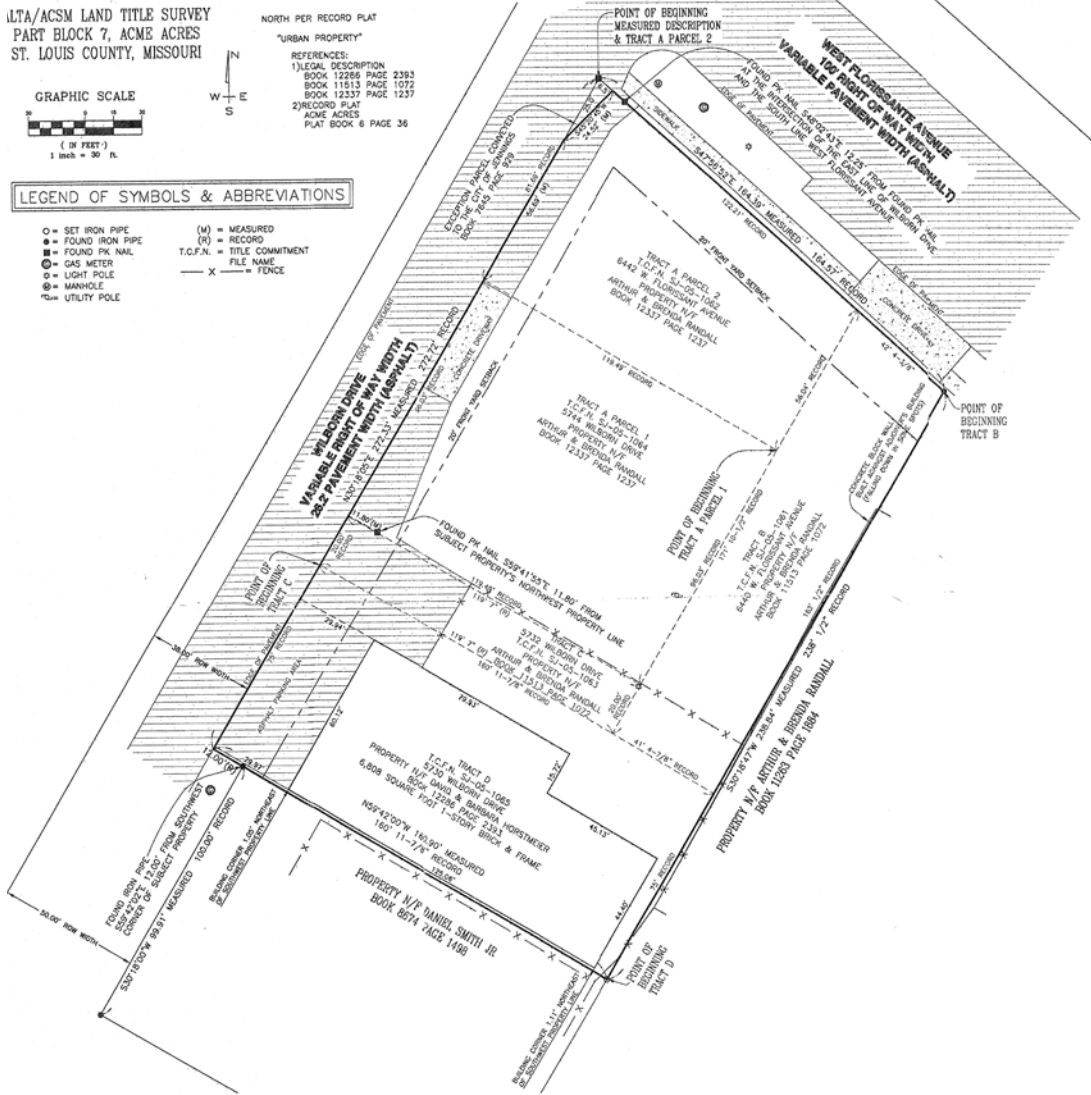
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Property Survey



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Demographics

Population	1 mile	3 miles	5 miles
2010 Population	18,220	107,082	266,461
2020 Population	15,115	88,223	231,160
2025 Population	14,066	83,655	219,737
2030 Population	13,663	82,069	215,776
2010-2020 Annual Rate	-1.85%	-1.92%	-1.41%
2020-2025 Annual Rate	-1.36%	-1.01%	-0.96%
2025-2030 Annual Rate	-0.58%	-0.38%	-0.36%

Age			
2025 Median Age	41.4	39.4	38.0
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	3.5%	5.8%	14.9%
Black Alone	92.5%	89.6%	77.0%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	0.1%	0.5%	2.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.5%	0.8%	1.6%
Two or More Races	3.2%	3.1%	4.1%
Hispanic Origin	1.0%	1.3%	2.6%
Diversity Index	16.0	21.3	41.4

Households			
2010 Total Households	6,742	41,416	106,878
2020 Total Households	6,245	37,279	99,337
2025 Total Households	6,097	36,460	97,640
2030 Total Households	6,040	36,176	97,187
2010-2020 Annual Rate	-0.76%	-1.05%	-0.73%
2020-2025 Annual Rate	-0.46%	-0.42%	-0.33%
2025-2030 Annual Rate	-0.19%	-0.16%	-0.09%
2025 Average Household Size	2.29	2.25	2.20
Wealth Index	29	34	47

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Demographics

Median Household Income			
2025 Median Household Income	\$39,820	\$42,131	\$49,013
2030 Median Household Income	\$44,213	\$46,678	\$55,138
2025-2030 Annual Rate	2.12%	2.07%	2.38%
Average Household Income			
2025 Average Household Income	\$49,080	\$54,104	\$70,634
2030 Average Household Income	\$54,161	\$60,347	\$79,924
Per Capita Income			
2025 Per Capita Income	\$21,663	\$23,598	\$31,285
2030 Per Capita Income	\$24,397	\$26,608	\$35,863
2025-2030 Annual Rate	2.41%	2.43%	2.77%
Income Equality			
2025 Gini Index	41.5	43.8	48.9
Socioeconomic Status			
2025 Socioeconomic Status Index	37.8	39.0	41.7
Housing Unit Summary			
Housing Affordability Index	158	171	151
2010 Total Housing Units	8,106	50,213	130,734
2010 Owner Occupied Hus (%)	62.0%	54.9%	52.4%
2010 Renter Occupied Hus (%)	38.0%	45.1%	47.6%
2010 Vacant Housing Units (%)	16.8%	17.5%	18.3%
2020 Housing Units	7,640	47,195	123,546
2020 Owner Occupied HUs (%)	49.9%	45.9%	44.1%
2020 Renter Occupied HUs (%)	50.1%	54.1%	55.9%
Vacant Housing Units	17.8%	20.6%	19.5%
2025 Housing Units	7,553	46,741	122,653
Owner Occupied Housing Units	52.6%	48.7%	46.6%
Renter Occupied Housing Units	47.4%	51.3%	53.4%
Vacant Housing Units	19.3%	22.0%	20.4%
2030 Total Housing Units	7,561	46,807	122,906
2030 Owner Occupied Housing Units	3,273	18,147	46,506
2030 Renter Occupied Housing Units	2,767	18,030	50,681
2030 Vacant Housing Units	1,521	10,631	25,719

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