

1156 SHACKELFORD RD

Florissant, MO 63031



The
Carrington
Company

JON PALSHA

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800 SF - RESTAURANT SPACE
FOR LEASE

PROPERTY SUMMARY

1156 Shackelford Rd, Florissant, MO 63031

This 800 SF second-generation restaurant space is located within Shackelford Shopping Center, anchored by Schnucks, the region's leading grocery retailer. The fully built-out space features an existing restaurant hood and additional kitchen infrastructure, along with a new HVAC system, providing a turnkey opportunity for a restaurant operator to open quickly and minimize startup costs.

The shopping center benefits from consistent daily traffic generated by Schnucks and the surrounding residential communities, while offering ample parking, excellent visibility, and convenient access to Lindbergh Boulevard (US-67) and Interstate 270.

Availability

- ▶ Total Available Square Footage: 800 SF

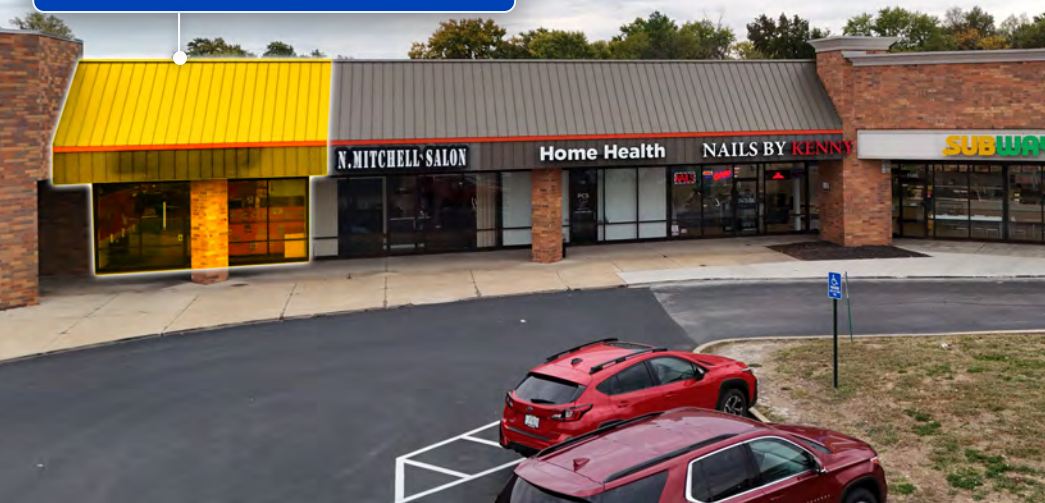
Location Features

- ▶ Fully built-out restaurant space
- ▶ Equipped with restaurant hood and kitchen infrastructure
- ▶ New HVAC system
- ▶ Rear service/access door
- ▶ Ample on-site parking
- ▶ Excellent visibility adjacent to Schnucks
- ▶ Convenient access from Shackelford Rd and Mullanphy Ln



Exterior Photos

Restaraunt Space For Lease



Restaraunt Space For Lease



Restaraunt Space For Lease



PROPERTY AERIAL



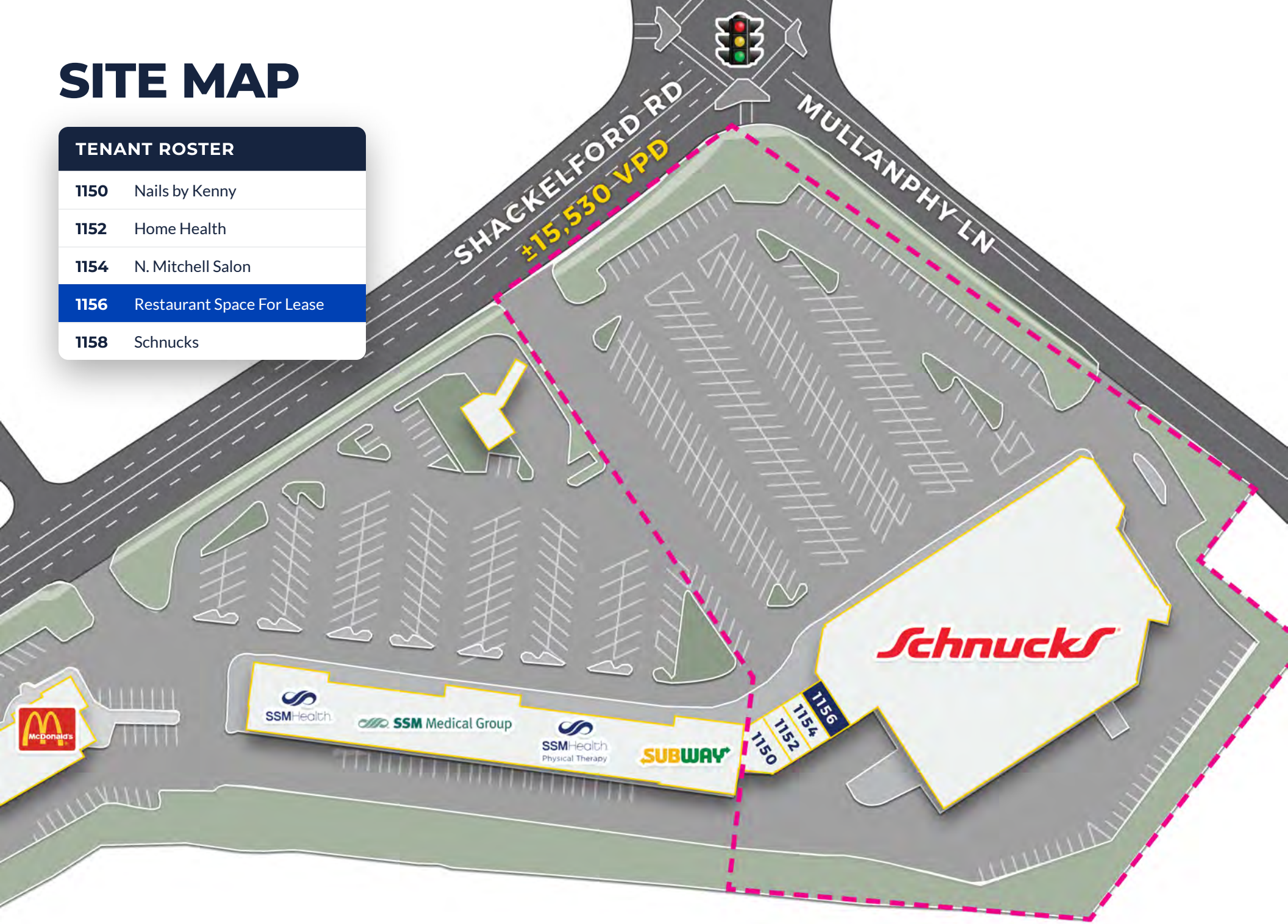
LOCAL AERIAL

800 SF
FOR LEASE



SITE MAP

TENANT ROSTER	
1150	Nails by Kenny
1152	Home Health
1154	N. Mitchell Salon
1156	Restaurant Space For Lease
1158	Schnucks

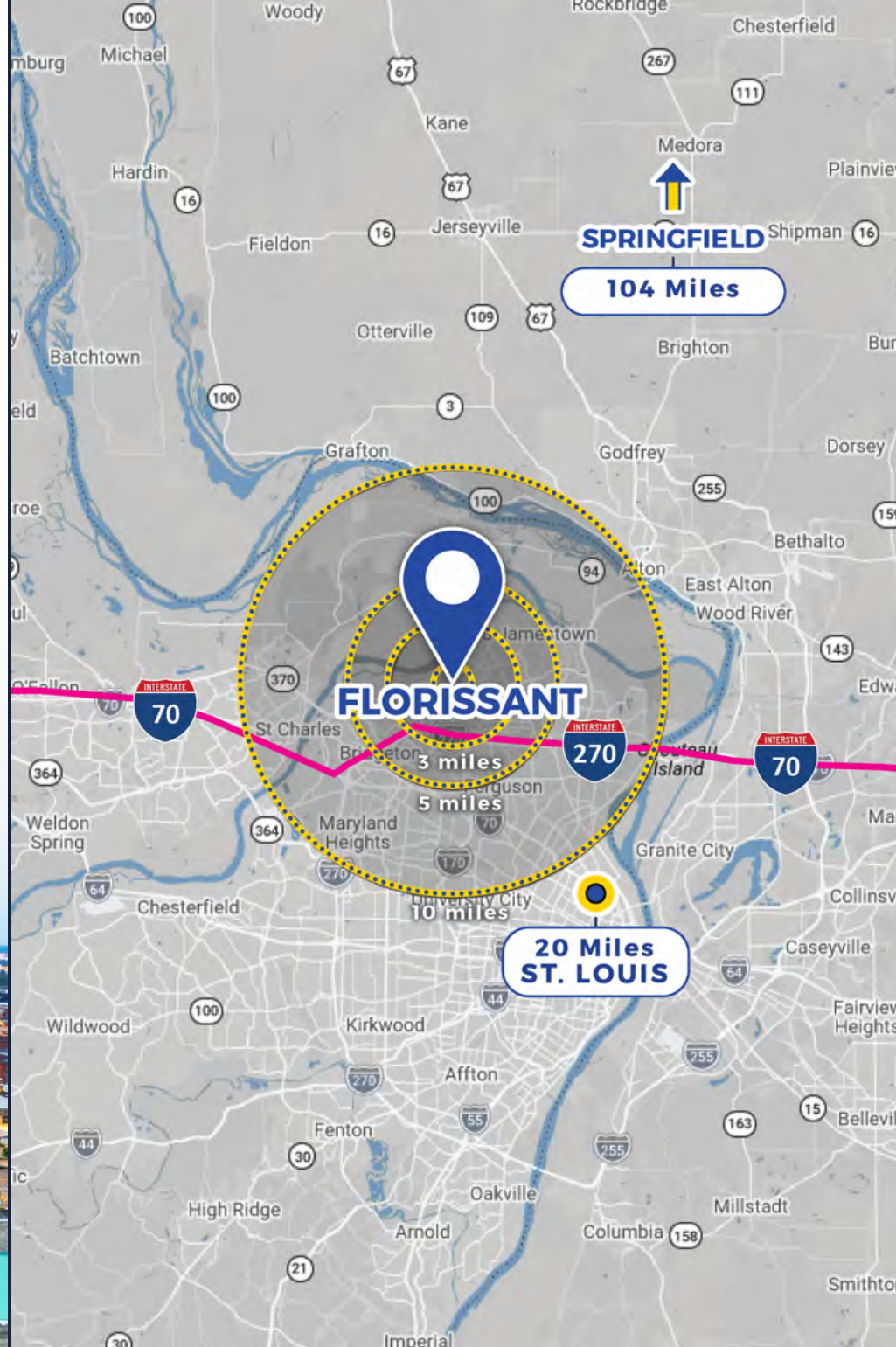


DEMOGRAPHICS

2024 SUMMARY

	3 MILES	5 MILES	10 MILES
POPULATION	80,846	131,206	451,145
HOUSEHOLDS	32,048	52,828	189,943
AVG HOUSEHOLD INCOME	\$83,300	\$82,170	\$77,924
AVG MEDIAN INCOME	\$77,204	\$74,958	\$68,372

Source: U.S. Census Bureau, ACS 5-Year Estimates. Radii measured from the subject property.



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