

1301 S. FLORISSANT ROAD

NEARLY 4 ACRES | PRIME COMMERCIAL OPPORTUNITY

FOR SALE OR LAND LEASE



NEARLY 4 ACRES

Expansive, level land with excellent frontage



FOUR STRUCTURES

15,000+ SF of building space



ACTIVE DAYCARE CENTER

Currently operating on-site



EXCEPTIONAL VISIBILITY

High traffic corridor with excellent exposure



STRATEGIC LOCATION

Close to major employers, amenities and transportation



FLEXIBLE OPTIONS

Purchase the property or lease the land



REDEVELOP. REPOSITION. REIMAGINE.

With nearly four acres of land, multiple structures and a highly visible location, 1301 S. Florissant Road offers endless potential for your next project.

ENDLESS POSSIBILITIES



BUSINESS /
INDUSTRIAL
PARK



MULTIFAMILY /
APARTMENT
DEVELOPMENT



MIXED-USE
DEVELOPMENT



RETAIL OR
SERVICE
CENTER



OFFICE /
PROFESSIONAL
CAMPUS



EDUCATIONAL /
CHILDCARE
CAMPUS



INVESTMENT /
OWNER-USER
OPPORTUNITY

PRIME LOCATION. CLOSE TO EVERYTHING.



MINUTES FROM
UNIVERSITY OF
MISSOURI-ST. LOUIS



LESS THAN 1 MILE FROM MAJOR
COMMERCIAL & INDUSTRIAL
DEVELOPMENTS

Including Amazon and
other major employers



EASY ACCESS TO
MAJOR HIGHWAYS
I-170, I-270, I-70



MINUTES TO
ST. LOUIS LAMBERT
INTERNATIONAL AIRPORT

CONNECTED. CONVENIENT. ACCESSIBLE.



AVAILABLE FOR PURCHASE OR LAND LEASE
IDEAL FOR DEVELOPERS, INVESTORS & OWNER-USERS



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SCAN TO VIEW
PROPERTY DETAILS
AND MORE

All information is deemed reliable but not guaranteed. Buyer/lessee to verify all information, including zoning, permitted uses and development potential.