

FOR LEASE



SEVEN HILLS PLAZA

11663 W FLORISSANT AVE
ST. LOUIS, MO 63033

NEW MONUMENT SIGN
COMING SOON



1,125-2,340 SF
Available



Excellent
Visibility



Signalized
Intersection



Easy Access
from I-270



34,850 VPD on
W Florissant Rd

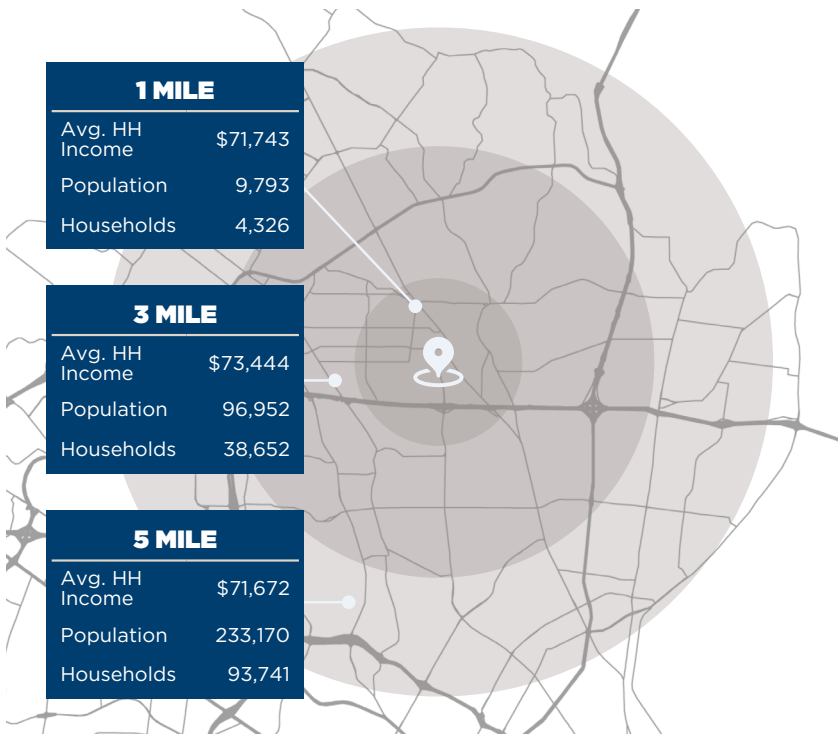
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Property Features

- Up to 1,560 SF available on W Florissant Ave, just north of I-270
- 1,500 SF of Turnkey Dental Space Available
- Excellent visibility at the signalized intersection of W. Florissant and Seven Hills Drive
- Area tenants include Family Dollar, Ross Dress for Less, Aldi, Citi Trends, Planet Fitness, Walmart, Starbucks, Shoe Carnival and more
- Traffic Counts:
W Florissant Ave: 34,850 VPD
New Halls Ferry Rd: 30,264 VPD



Area Demographics

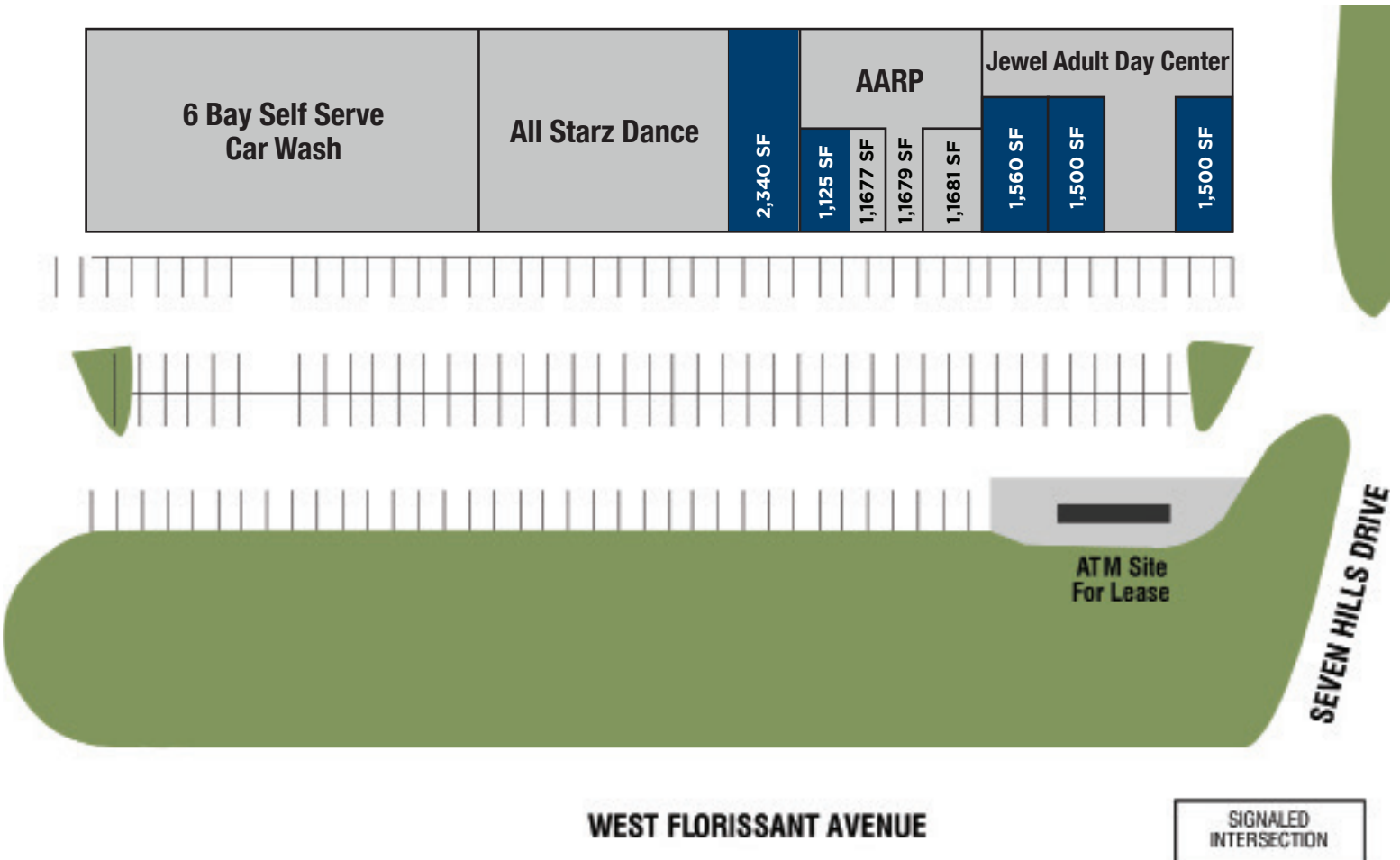


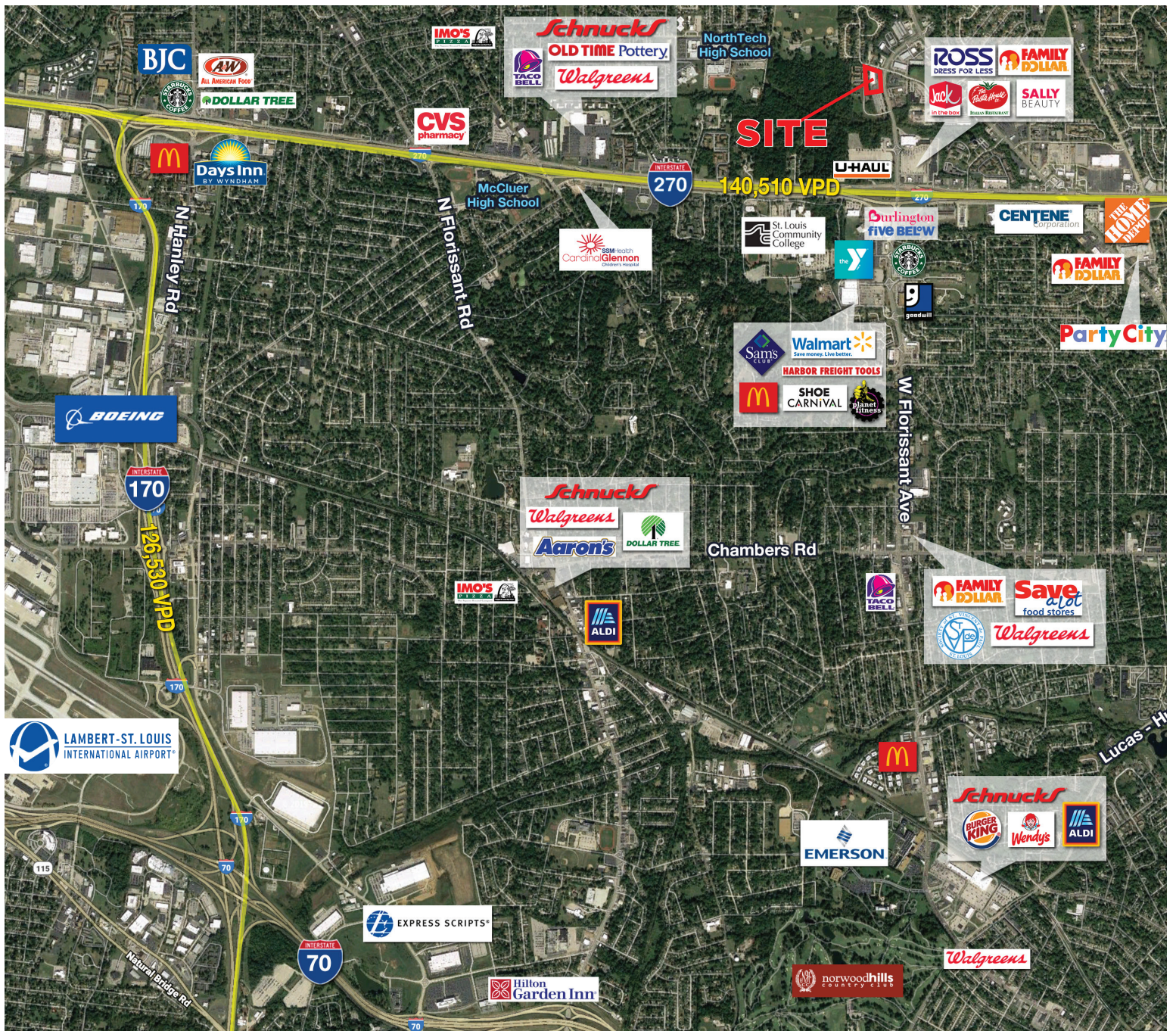
Tenant Index

SUITE	TENANT	SF
63-71	All Starz Dance	9,094
73	AVAILABLE	2,340
75	AVAILABLE	1,125
77	Nail Salon	575
79	AARP	3,398
81	Liberty Tax	1,125
83	AVAILABLE	1,560
85	AVAILABLE	1,500
91	Jewel Adult Day Center	5,315
89	AVAILABLE	1,500

= AVAILABLE

Site Plan





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