

# ABOUT | FLORISSANT MARKETPLACE

 1031 EXCHANGE ELIGIBLE

Please consult with your tax professional concerning 1031 exchange eligibility.



**FIRST NATIONAL REALTY PARTNERS**, a leading sponsor of commercial real estate partnerships, is proud to offer an investment in Florissant Marketplace, a grocery-anchored shopping center featuring the #1 grocer by market share in the region. Located in Florissant, Missouri, Florissant Marketplace is 98% occupied and provides investors the potential for stable cash flows with potential upside.

Florissant Marketplace was built in 1973 and renovated in 2018. The shopping center is anchored by a 70,262 square-foot Schnucks, the #1 grocer by market share in the region, per 2021 Shelby Market Report. Schnucks has been in business since 1939 and currently operates over 115 stores across Missouri, Illinois, Indiana and Wisconsin. Schnucks has operated at Florissant Marketplace for over 20 years and has strong reported sales.

Joining Schnucks at the center is an assortment of daily-needs tenants, including a new Crunch Fitness as well as Pet Supplies Plus, Wing Stop and AT&T. Current in-line tenants have a weighted average tenure at the shopping center exceeding 11 years, signaling, what we perceive to be, the strength of the asset and potential durability of the income stream.

Florissant Marketplace is located in Florissant, Missouri, within the St. Louis Metropolitan Statistical Area (MSA), a top 25 MSA by population according to the most recent Census data. Florissant is situated in a captive trade area 20 miles north of Downtown St. Louis in a vibrant retail corridor with very little vacancy. The property fronts North Lindbergh Boulevard, a primary ring road in Florissant with over 44,700 vehicles per day.

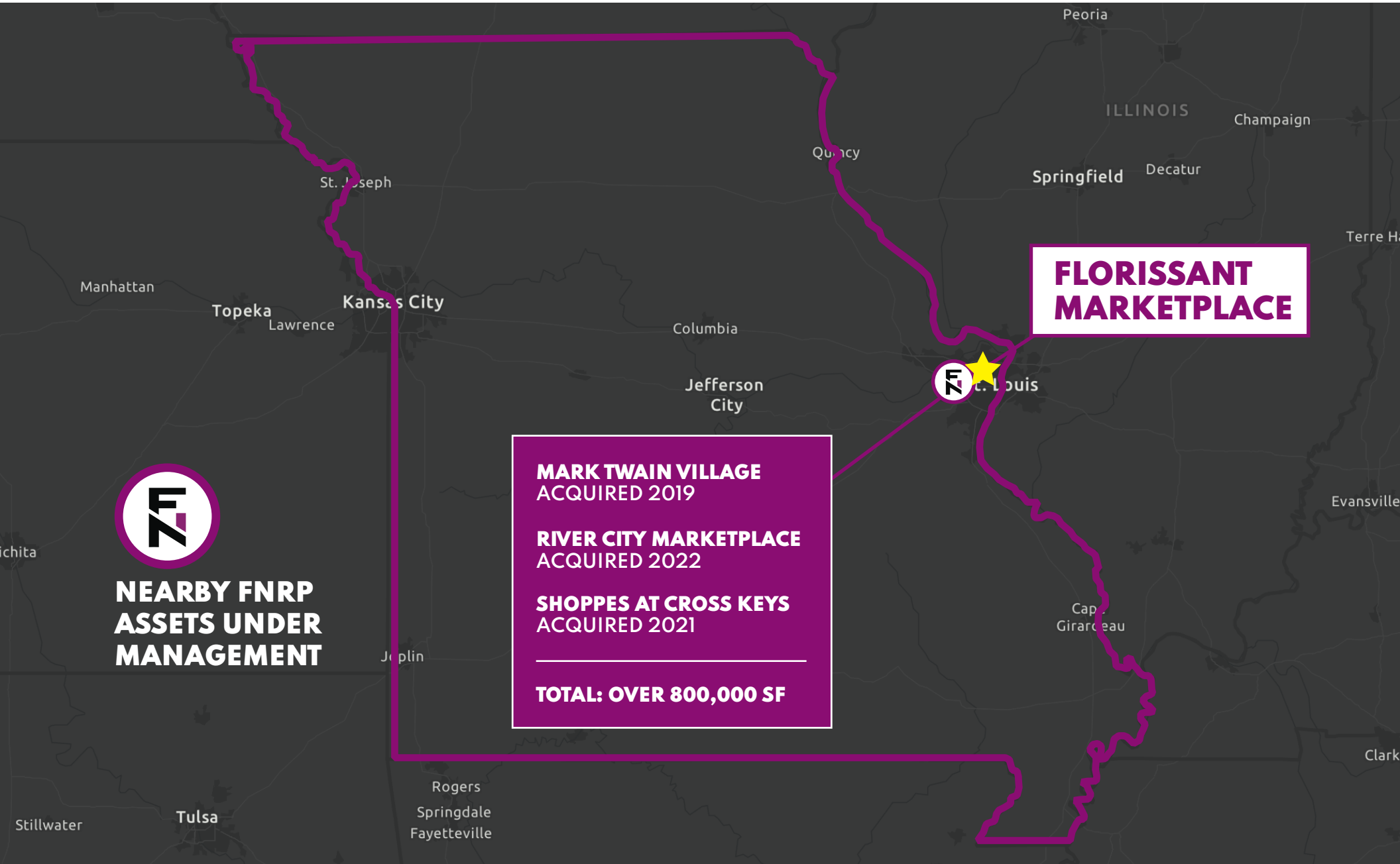
We believe this investment is positioned to provide investors with durable income, further bolstered by the lease-up of vacant space along with contractual rent increases during our hold period.

# FNRP PORTFOLIO OVERVIEW | FLORISSANT MARKETPLACE



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**FLORISSANT MARKETPLACE**



**NEARBY FNRP ASSETS UNDER MANAGEMENT**

**MARK TWAIN VILLAGE**  
ACQUIRED 2019

**RIVER CITY MARKETPLACE**  
ACQUIRED 2022

**SHOPPES AT CROSS KEYS**  
ACQUIRED 2021

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**TOTAL: OVER 800,000 SF**

# MARKET OVERVIEW



# MARKET OVERVIEW | FLORISSANT, MO

**Florissant** is a well-established suburb within the St. Louis Metropolitan Statistical Area (MSA), one of Missouri's largest and most vibrant regions. Located just north of downtown St. Louis, Florissant is known for its accessible retail corridors and proximity to key regional institutions, making it a desirable area for both residents and businesses alike.

## KEY SUBMARKET CHARACTERISTICS

### Prime Location within St. Louis MSA

Florissant is part of the St. Louis MSA, ranked as the 21st-largest MSA in the U.S., according to the most recent Census. This prime positioning offers Florissant Marketplace access to a substantial population base that supports consistent tenant demand and strong foot traffic. The property is strategically located along North Lindbergh Boulevard, a high-traffic retail artery with over 44,700 vehicles passing daily, maximizing its visibility and accessibility.

### Retail Corridor with Limited Vacancy

The surrounding retail market includes over 3 million square feet of retail space, with a strong occupancy rate of approximately 97%, per CB Richard Ellis. This high occupancy signals limited competition and a stable retail environment, ideal for sustaining long-term tenant interest and shopper traffic.

### Robust Local Demographics

Within a 3-mile radius, the population exceeds 88,000 residents, and average household incomes surpass \$85,000, according to Sites USA. These strong demographics reflect a well-established community with steady disposable income, further enhancing the appeal of Florissant Marketplace for retail tenants seeking a reliable customer base.

### Proximity to Major Institutions

Florissant Marketplace is within minutes of St. Louis Community College, Christian Hospital, the University of Missouri–St. Louis, and Lambert–St. Louis International Airport. These nearby institutions provide additional consumer traffic and diverse demographic exposure, reinforcing the property's strategic positioning.

Data sourced from Sites USA and U.S. Census Bureau.



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