



Building Size: 27,078 sf
Availability: Unit 3802 - 1,315 sf
Unit 3831 - 1,188 sf
Unit 3837A - 1,032 sf
Traffic Count: 13,810
Year Built: 1987
Lease Rate: \$10.00-12.00/sf NNN
Current Tenants: Spirits Plus, China Inn,
Imo's Pizza, Edward Jones
State Farm Insurance and
Sweet Lady's Snack Shop
Bradford Insurance

Fox Lake Center
3801 Vaile
Florissant, MO 63034

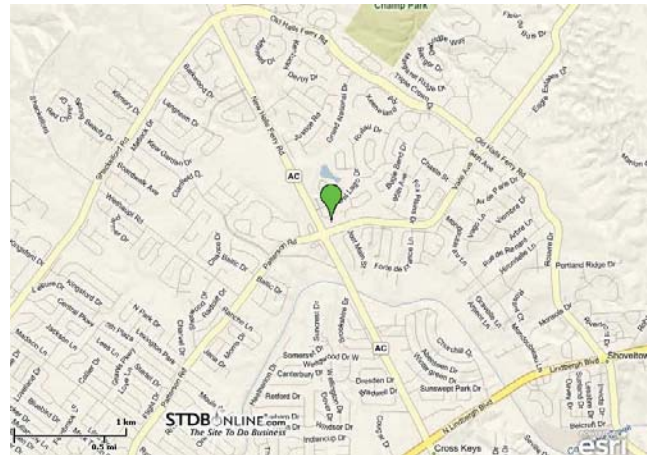
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FOX LAKE CENTER

**Vaile and New Halls Ferry Road
Florissant, MO**

MP



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3801 Vaile Avenue
 Florissant, MO 63034



3801 Vaile Ave, Florissant, ...

Latitude: 38.826587
 Longitude: -90.388807

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	14,523	73,029	145,442
2000 Group Quarters	49	817	1,748
2010 Total Population	14,312	71,876	140,815
2015 Total Population	14,169	71,139	138,832
2010 - 2015 Annual Rate	-0.2%	-0.21%	-0.28%
 2000 Households	5,027	27,231	55,626
2000 Average Household Size	2.88	2.65	2.58
2010 Households	5,118	27,569	55,289
2010 Average Household Size	2.79	2.58	2.52
2015 Households	5,108	27,473	54,862
2015 Average Household Size	2.76	2.56	2.5
2010 - 2015 Annual Rate	-0.04%	-0.07%	-0.15%
2000 Families	4,026	20,141	39,369
2000 Average Family Size	3.25	3.13	3.11
2010 Families	4,009	19,850	37,918
2010 Average Family Size	3.19	3.09	3.08
2015 Families	3,961	19,534	37,089
2015 Average Family Size	3.18	3.08	3.09
2010 - 2015 Annual Rate	-0.24%	-0.32%	-0.44%
 2000 Housing Units	5,127	28,084	57,622
Owner Occupied Housing Units	86.7%	81.9%	76.4%
Renter Occupied Housing Units	11.2%	15.0%	20.1%
Vacant Housing Units	2.1%	3.0%	3.4%
2010 Housing Units	5,323	29,057	58,780
Owner Occupied Housing Units	84.7%	79.6%	73.6%
Renter Occupied Housing Units	11.4%	15.3%	20.4%
Vacant Housing Units	3.9%	5.1%	5.9%
2015 Housing Units	5,363	29,275	59,082
Owner Occupied Housing Units	84.2%	79.0%	72.8%
Renter Occupied Housing Units	11.1%	14.9%	20.0%
Vacant Housing Units	4.8%	6.2%	7.1%
Median Household Income			
2000	\$60,729	\$52,500	\$49,289
2010	\$74,360	\$67,137	\$63,924
2015	\$79,182	\$73,839	\$70,132
Median Home Value			
2000	\$106,782	\$87,338	\$84,082
2010	\$134,197	\$110,664	\$105,174
2015	\$148,686	\$124,046	\$118,610
Per Capita Income			
2000	\$23,468	\$22,799	\$22,219
2010	\$29,056	\$29,414	\$28,341
2015	\$31,933	\$32,483	\$31,502
Median Age			
2000	35.8	37.5	37.1
2010	38.3	40.2	39.4
2015	38.5	40.4	39.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

