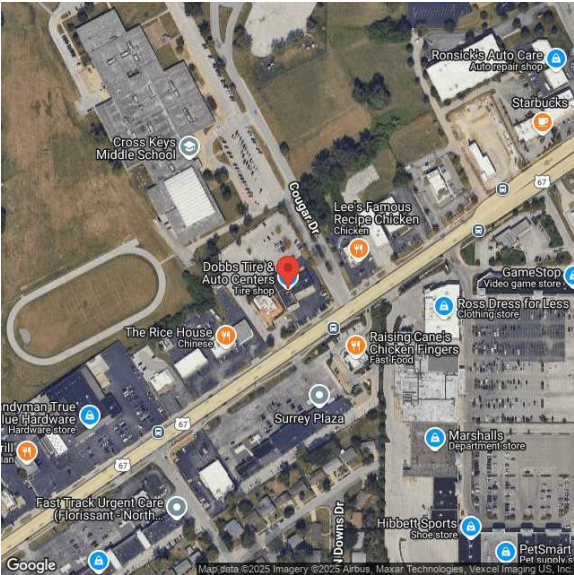


Dobbs Tire & Auto Centers
2775 Lindbergh Blvd | Florissant, MO | US | St. Louis County
Available SF: 8,830 | Sale Price: \$2,512,000



Building Type:	Retail, Investment
Available SF:	8,830
Total SF:	8,830
Year Built:	1973
Sale Price:	\$2,512,000
Last Updated:	Apr 28, 2025

Economic Development Contact

Patrick Mulcahy
City of Florissant
955 Rue St. Francois
Florissant, MO 63031
(314) 839-7690 | pmulcahy@florissantmo.com

Realtor/Owner Contact

Glen Kunofsky
| gkunofsky@nnnpro.com

Property and Area Description

NNN Pro is pleased to present the exclusive listing for a Dobbs Tire & Auto Centers located at 2775 Lindbergh Boulevard, Florissant, Missouri 63033. The site consists of roughly 8830 rentable square feet of building space on an estimated 0.96-acre parcel of land. This Dobbs Tire & Auto Centers is subject to a 20-year Triple Net (NNN) lease, which will commence upon close of escrow. The annual rent will be \$150,720 and has scheduled increases of 2.00% Annually.

Population

	418,259 10 Mile Radius	1,541,842 20 Mile Radius	2,285,546 30 Mile Radius
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Source: ESRI®, 2024

Households

	172,787 10 Mile Radius	662,686 20 Mile Radius	954,951 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Ameren