

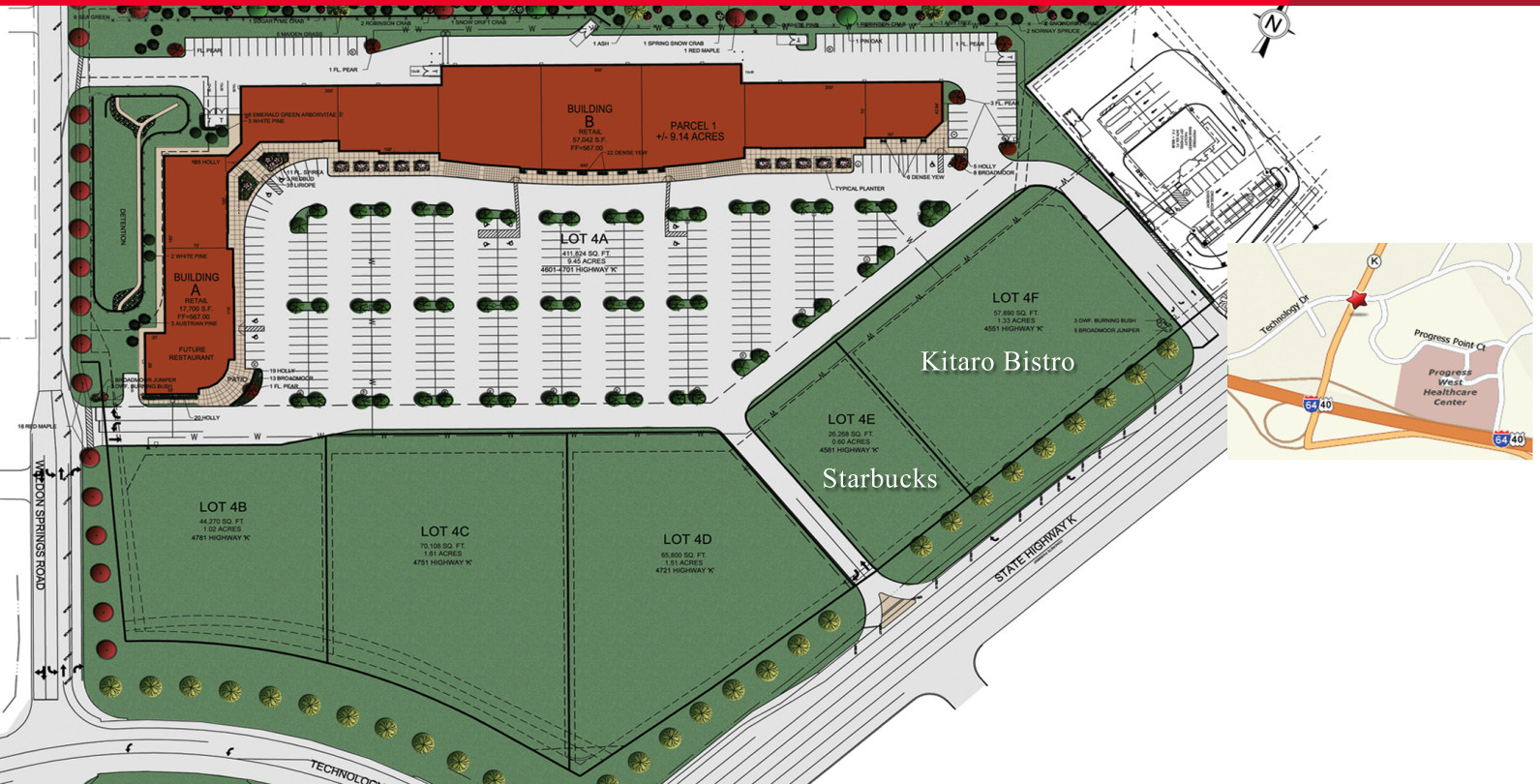


CUSHMAN & WAKEFIELD

FOR SALE

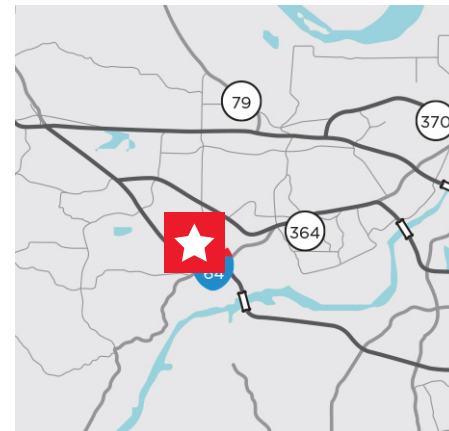
1.02 - 1.61 Acres Outlots

Highway K & Technology Dr / O'Fallon, MO 63368



Property Highlights

- The available out parcels are part of the 75,000 SF Laboure Centre
 - Lot 4B 1.02 Acres - \$18.75/SF
 - Lot 4C 1.61 Acres - \$20.25/SF
 - Lot 4D 1.51 Acres - \$21.75/SF
- The site is positioned at the signalized intersection of Hwy K & Technology Dr. in O'Fallon, MO, one of St. Louis' most explosive growth suburbs
- Excellent visibility and convenient access to Hwy 40/64
- Highway K Traffic Count: Approximately 47,933 VPD
- Highway 40/64 Traffic Count: Approximately 97,799 VPD



Demographics	1 mile	3 mile	5 mile
Estimated Population	4,825	35,028	100,283
Avg HH Income	\$148,826	\$139,919	\$133,142
Number of Daytime Employees	5,705	33,745	94,702

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Aerial / Location Map



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