



1,200-1,400 SF Available

Property Highlights

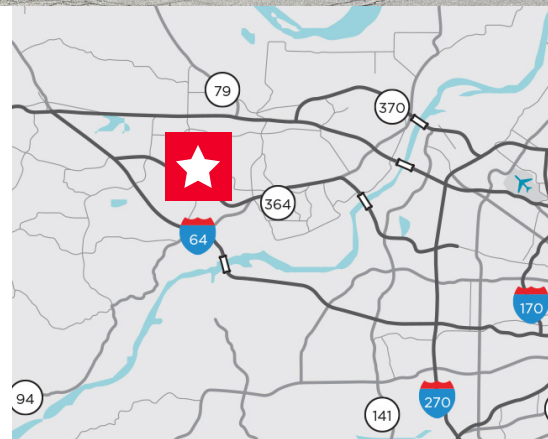
- Located at the Highly Desirable Intersection of Highway K and 364
- Adjacent to Schnucks and Dierbergs
- Fully Signalized Intersection
- Excellent Demographics and Visibility

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,840	83,940	168,418
Households	3,559	28,808	60,336
Average HH Income	\$129,549	\$128,174	\$118,249

Traffic Counts

Hwy 364 - 46,785 VPD | **Hwy K** - 40,964 VPD

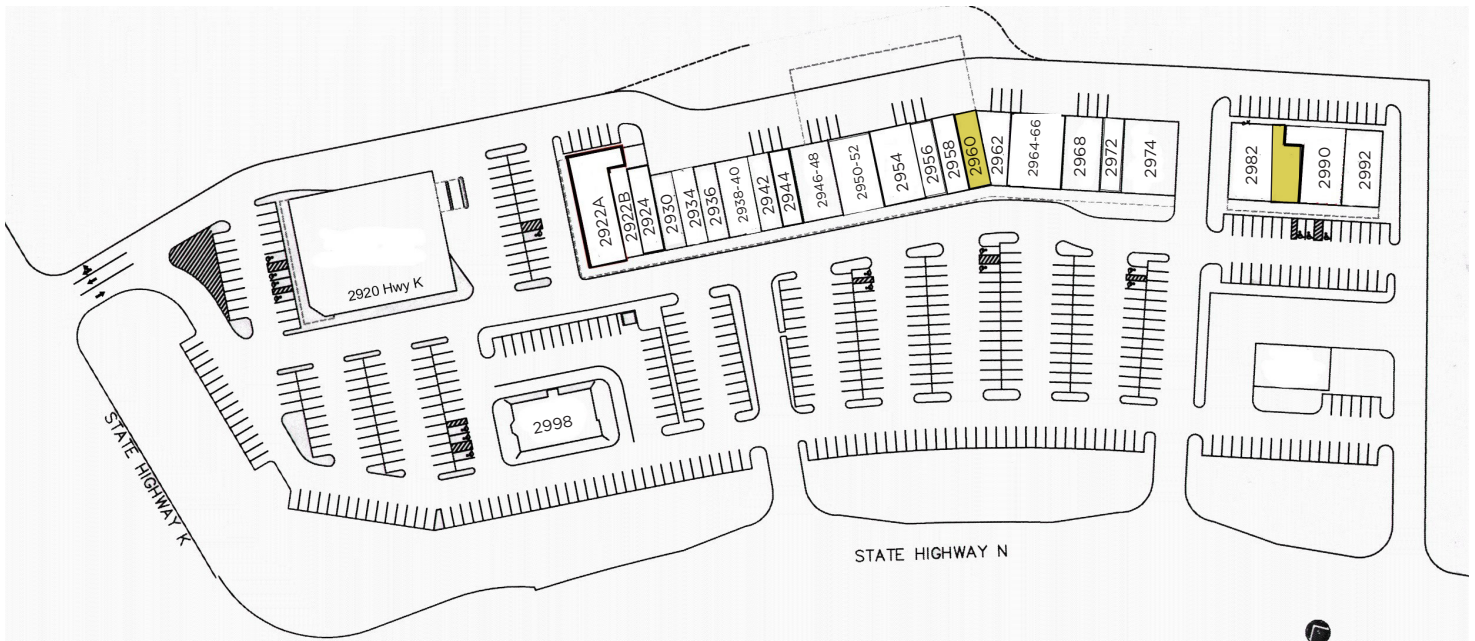


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Site Plan



Suite	SF	Tenant	Suite	SF	Tenant
2920	15,120	Walgreens	2956	1,400	Crushed Sugar Bakery
2922 B	2,100	Restaurant	2958	1,400	Dr. Jim Burchett
2922 A	3,400	Restaurant	2960	1,400	COMING AVAILABLE
2924	1,500	Good Day Cafe	2962	1,620	Best Brains
2930	2,100	Julie Meyers State Farm Ins	2964-66	2,450	Current Trends Beauty Academy
2934	2,100	St. Louis Peridontics	2968	2,100	Cecil Whittaker's
2936	1,050	Edward Jones Investments	2972	1,400	Massage Spa
2938-40	2,450	Krekeler Jewelers	2974	4,900	Madison's Cafe
2942	1,400	Happy Wok	2982	2,400	Excel Sports Physical Therapy
2944	1,050	American Nail	TBD	1,200	AVAILABLE
2946-48	2,800	Clarkson Eyecare	2990	2,500	O'Fallon Dental Partnership
2950-52	2,200	Holos Wellness	2992	3,345	Northwest Otolaryngology, Inc.
2954	1,996	Rise Family Chiropractic	2998	3,600	Tacos 4 Life

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O'Fallon

O'Fallon consistently ranks as one of America's Best Places to Live, (Money 2008-2019). But O'Fallon, along with the entire region, is a great place to do business, too. O'Fallon, the State of Missouri and the St. Louis Metropolitan Area have earned many accolades and recognitions for being pro-business!

- Top 10 for Pro-business States, *Pollina Corporate*
- Third for business energy costs, *Small Business and Entrepreneurship Council*
- 14th lowest state for cost of living, *Missouri Economic Research and Information Center*
- "One of the Best Cities to do Business," *MarketWatch*
- 23rd Best Place for Business and Careers in the U.S. by *Forbes* magazine
- Third for most affordable housing among the top 20 metropolitan areas, *NA HB/Wells Fargo Housing Opportunity Index, 4th quarter*
- Named #2 in the State of Missouri for Job Growth

With the philosophy of "family first," the City of O'Fallon, Missouri, has achieved phenomenal growth for over a decade, making it one of the fastest-growing cities in the nation. The belief that the opportunity to live, work and play within the same community should be readily available supports the strong family values that are O'Fallon's greatest asset and the foundation on which the City continues to build its future.



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Aerial



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