

PHEASANT POINT CENTER

3449 PHEASANT MEADOW DRIVE

O'FALLON, MO



FOUR CIRCLES
VISION THERAPY

Quest
Diagnostics

State Farm

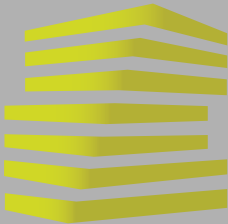
PAPA JOHN'S

JEWELERS



LOCATION.
commercial real estate

2,015 - 4,145 SF SPACES
AVAILABLE FOR LEASE



PHEASANT POINT CENTER

NEIGHBORHOOD VIBE

JOE LODES

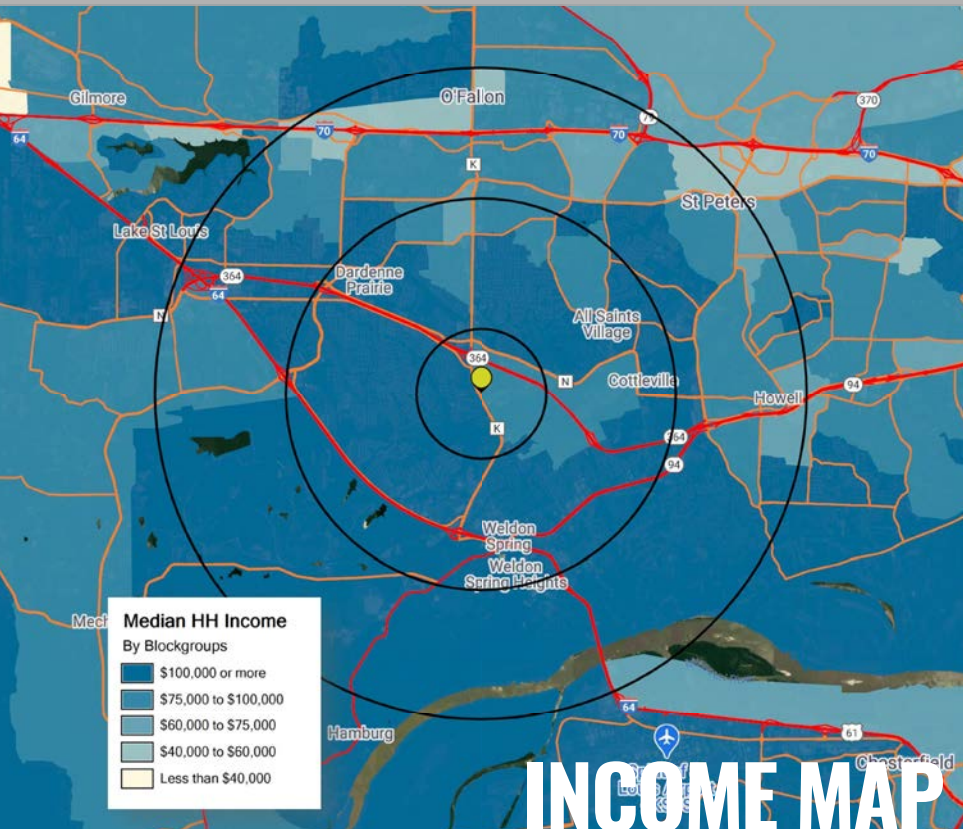
314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com



INCOME MAP

Located just 35 miles northwest of St. Louis, O'Fallon has become one of Missouri's largest municipalities, with a population that has more than quadrupled since 1990. The influx of newcomers—not to mention major employers such as CitiMortgage, MasterCard, and Allianz Global Risks US— has helped boost the city's historic downtown area, and given rise to new community and sports centers. O'Fallon continues to receive national accolades for being one of America's best places to live, and one of America's safest cities. In 2017, O'Fallon celebrated Money Magazine's recognition – again – of their City as one of the nation's "100 Best Places to Live." Nearly 1,500 businesses call O'Fallon home, satisfying the tastes and styles of almost everyone. Shopping and dining experiences range from large retail chains to small independent businesses located along the following main corridors: Bryan Road, Highway K, Main Street, Tom Ginnever, WingHaven and the Auto Mall on the I-64 high tech corridor.

O'Fallon is rooted in community tradition through its numerous attractions and events including the 9/11 Memorials, Veterans Memorial Walk, Heritage & Freedom Fest, Fall Fest, Founders' Day and Celebration of Lights. More than 450 acres of parks are located throughout the City offering a wide array of sporting and cultural activities throughout the year for all ages. Recreational facilities include the Renaud Spirit Center (indoor recreation complex), Alligator's Creek Aquatic Center, Ozzie Smith Sports Complex and CarShield Field, and the O'Fallon Family YMCA. Public infrastructure continues to be a significant City focus, with millions budgeted for the street and road improvement fund for infrastructure improvements and maintenance.

BJC Progress West HealthCare Center is a state-of-the-art hospital built in 2007 that complements numerous urgent care facilities and doctors' offices located throughout the City. O'Fallon Brewery was founded in January 2000 and has experienced steady growth since. The brewery's 15-barrel produces small handcrafted batches of award-winning beer. In 2014, O'Fallon Brewery expanded into their new location in Maryland Heights, Missouri. Since its inception, O'Fallon Brewery's distribution has steadily spread throughout the Midwest area.

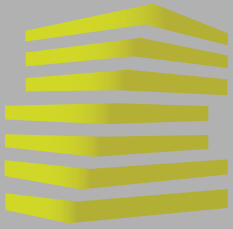
2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,696	69,342	153,912
HOUSEHOLDS	1,979	24,089	56,274
AVG HH INCOME	\$132,324	\$127,932	\$119,088



f t i in p RR www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



PHEASANT POINT CENTER

SITE PLAN

JOE LODES
314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

ALEX APTER
314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com



BEN WEIS
314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com



PHEASANT POINT CENTER TENANT ROSTER

100	FOUR CIRCLES VISION THERAPY	2,403
101	QUEST DIAGNOSTICS	2,341
102	PAPA JOHN'S	1,342
103	STATE FARM INSURANCE	1,408
104	STEVEN STUART JEWELRY	1,408
105-6	SPICE BAZAAR	3,131
107	AVAILABLE	2,400
108	AVAILABLE	2,015
110	BELLEZA SALON	3,500
112	AVAILABLE	2,367
113	2 SHAMROCKS	2,323

360 VIRTUAL TOURS AVAILABLE SUITES

-  SUITE 107
-  SUITE 108
-  SUITE 112



PHEASANT POINT CENTER

PHOTOS

JOE LODES

314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

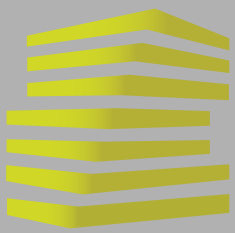


LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



PHEASANT POINT CENTER

MARKET AERIAL

JOE LODES

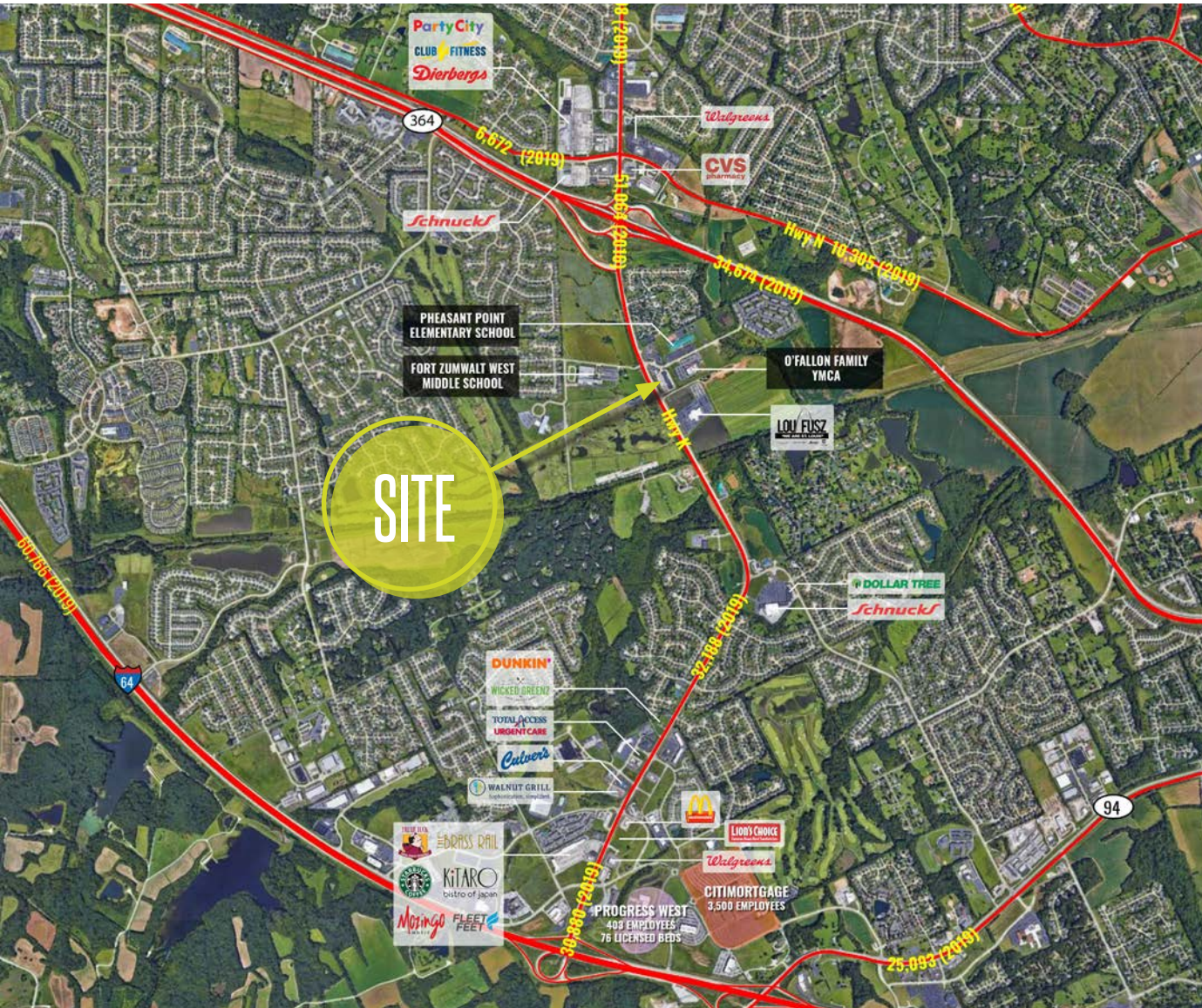
314.818.1564 (OFFICE)
314.852.8234 (MOBILE)
Joe@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com



- 2,015 - 4,415 SF AVAILABLE FOR LEASE
- MIXED-USE CENTER WITH MEDICAL, RETAIL, AND OFFICE
- LOCATED DIRECTLY OFF HIGHWAY K WITH ACCESS TO LIGHTED INTERSECTION
- 0.7 MILES FROM HIGHWAY 364
- 51,064 VPD ON HIGHWAY K
- NEARBY RETAILERS INCLUDE SCHNUCKS, DIERBERGS, CLUB FITNESS, PARTY CITY, WALGREENS, CVS, FRIAR TUCK
- CALL BROKER FOR PRICING



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.