

SITE PLAN

Availability

Bldg.	Tenant	SF
1	StorCo	53,737
2	No. 1 Chinese	900
3	Pizza Hut	1,200
4	Subway	900
5	Fantastic Sam's	900
6	Nail Tip	1,200
7	Available	3,900
8	Dr. Brown	1,250
9	Vantage Credit Union	2,750
10	EECU ATM Drive-Thru	960



FOR LEASE

Up to 3,900 SF Available

SANSONE

group

Outlot Available



O'Fallon Square | NWC Hwy K & Veterans Memorial Pkwy, O'Fallon, MO

Property Highlights

- Located at the highly trafficked intersection of I-70 and Hwy K
- Abundant parking with 380 spaces on over 7 acres
- New 775 unit high end climate controlled StorCo Storage facility coming soon
- Easy access to I-70
- Area retailers include At Home, Schnucks, Walmart, Home Depot, Lowes, Aldi, Panera, and Shoe Carnival
- Traffic Counts:
46,010 VPD on Hwy K.
10,416 VPD on Veterans Memorial Pkwy.
102,480 VPD on I-70

Demographics

	Population	Households	Average HHI
1 mile	9,024	3,483	\$88,780
3 miles	82,807	29,837	\$99,286
5 miles	152,767	54,902	\$106,638

For more information, contact:

Tim McFarland
tmcfarland@sansonegroup.com

For more information, contact:

Tim McFarland
tmcfarland@sansonegroup.com



314-727-6664

120 S. Central, Suite 500
St. Louis, Missouri 63105

www.sansonegroup.com



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

314-727-6664 • www.sansonegroup.com • 120 S. Central, Suite 500 | St. Louis, Missouri 63105

