

1320 CENTRAL PARK DRIVE

1.95 ACRE OUTPARCEL

O'FALLON, IL

24,000 (2023)



61,500 (2023)



POTENTIAL EXPANSION TO 4 ACRES

SITE
1.95 ACRES

Central Park Drive

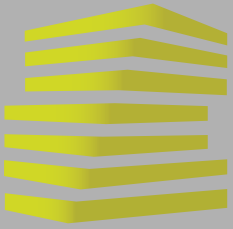
6,000 (2023)



SYBERG'S



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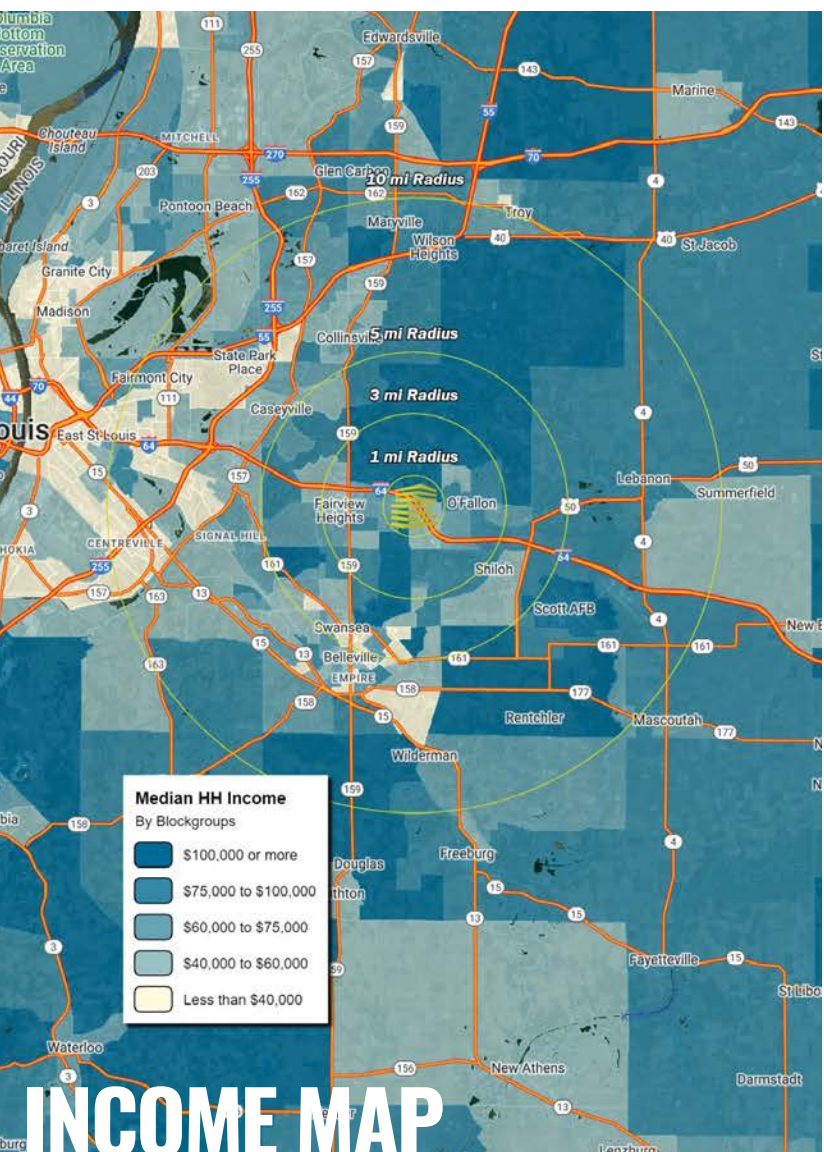
NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (DIRECT)

314.276.4673 (MOBILE)

Scott@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

O'Fallon, IL is one of the fastest growing communities in the Metro St. Louis area. The growth of the city has accelerated since the 1980s. Located just 20 minutes from Downtown St. Louis, O'Fallon is a premier community in St. Clair County offering quality housing and a wide range of businesses and services. Due to its close proximity to Scott Air Force Base, O'Fallon is home to many veterans, defense contractors and active duty military personnel. O'Fallon is the third largest community in the Metro East region. O'Fallon's AA+ Bond Rating puts it at the top 94% of all cities, parks, counties and school districts in Illinois and one of the top in the Metro East area. As of July 2013, O'Fallon is one of only two cities in the Metro East area with this high of a bond rating.

Shopping, dining and entertainment abound in O'Fallon. There are over 1,300 businesses that operate in the city and more open their doors each month. O'Fallon offers a state-of-the-art 15-screen movie theater and is home to numerous auto dealerships. The city has a highly educated workforce, with over 44% of the population holding a bachelor degree or higher, and major employers include businesses in the defense, finance, retail and healthcare industries. O'Fallon is the front door to Scott Air Force Base, a military installation that directly employs more than 13,000 military and civilian workers, supports over 18,000 military retirees, and indirectly employs another 25,000. The base provides a \$3 billion annual economic impact to the region. Recently, the Hospital Sisters Health System (St. Elizabeth's Hospital) opened in November 2017. Memorial Hospital purchased 94 acres of land at the edge of the city and has now opened its satellite hospital to continue St. Louis' Healthcare Highway into O'Fallon.

Downtown O'Fallon is the historical and eclectic heart of O'Fallon and is comprised of historic buildings that house plentiful shops and restaurants in an easily walkable location. During the year, Downtown O'Fallon is home to numerous street festivals and parades which draw thousands of residents and visitors. O'Fallon is fortunate to have great parks and recreation programs that provide quality services, facilities and imaginative approaches to recreational and natural resource opportunities. O'Fallon's crown jewel is its Family Sports Park. This world-class facility sits on 200 acres, boasting state-of-the-art tournament baseball fields with advanced sports lighting, postmodern pavilions and concession buildings, artificial turf soccer fields, a 2.5-mile walking trail, an expansive playground and beautiful fountains and ponds.

DEMOGRAPHICS

	1 mile	3 miles	5 miles	10 miles
POPULATION	3,132	49,838	96,473	234,567
HOUSEHOLDS	1,426	20,351	40,002	96,124
EMPLOYEES	2,638	19,491	28,741	74,592
MED HH INCOME	\$90,489	\$124,384	\$113,960	\$100,726

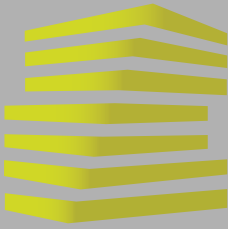
AREA RETAIL | RESTAURANTS

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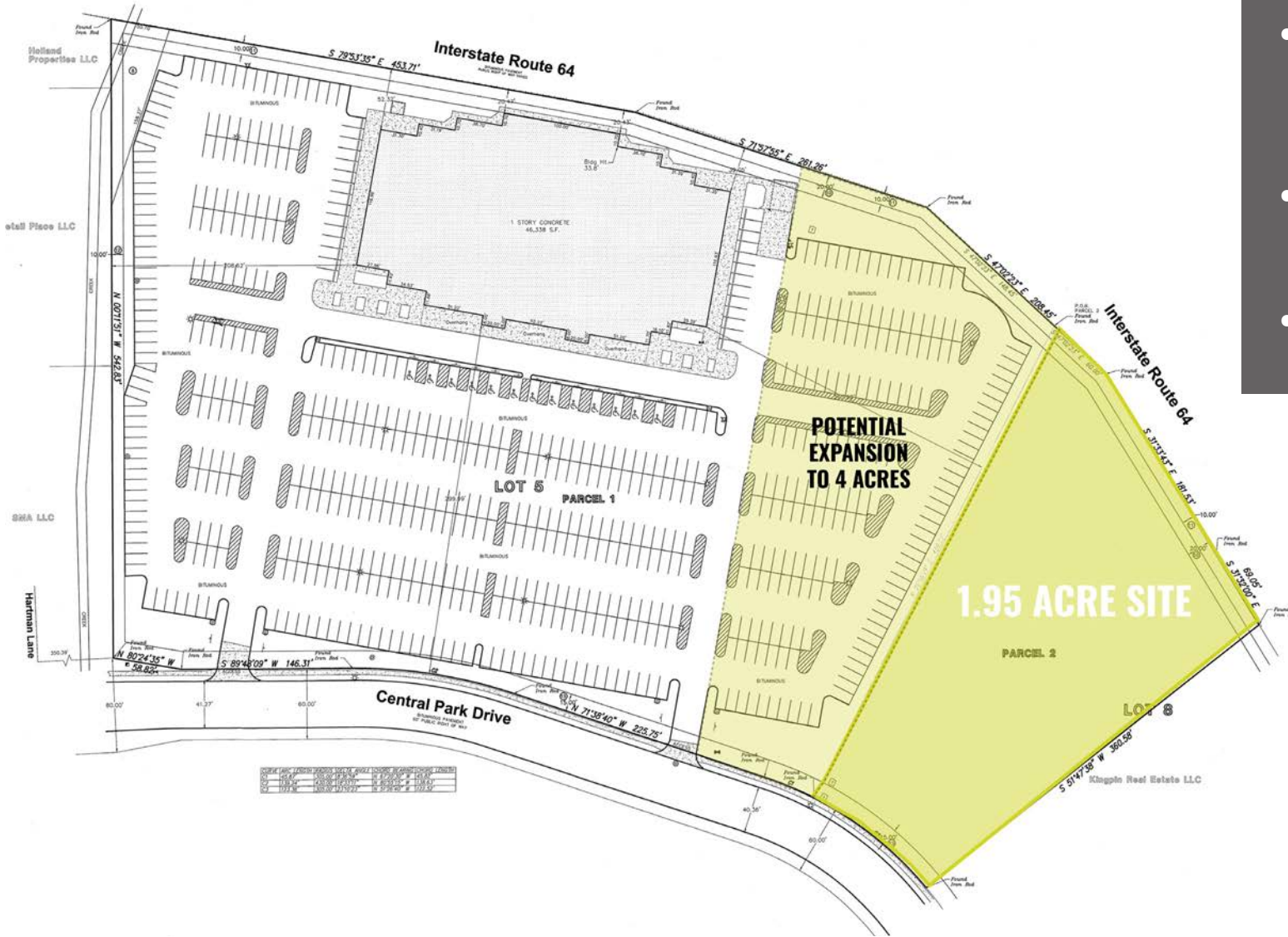
PROPERTY SNAPSHOT

SCOTT BITNEY

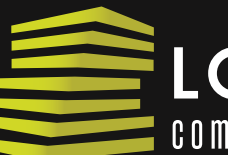
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- GREAT OUTPARCEL OPTION AVAILABLE NEXT TO MARCUS THEATRE WITH I-64 VISIBILITY
- SURROUNDED BY SEVERAL NATIONAL SIT-DOWN RESTAURANTS
- CALL BROKER FOR PRICING

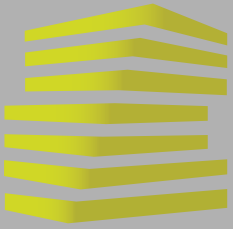


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MARKET AERIAL

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