

18,424 SF
FREESTANDING BUILDING
ON 2.05 ACRES

O'FALLON, IL

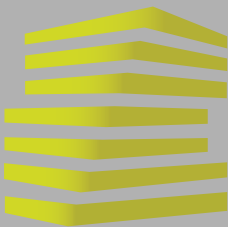
1430

FRONTAGE

ROAD



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1430 FRONTAGE RD

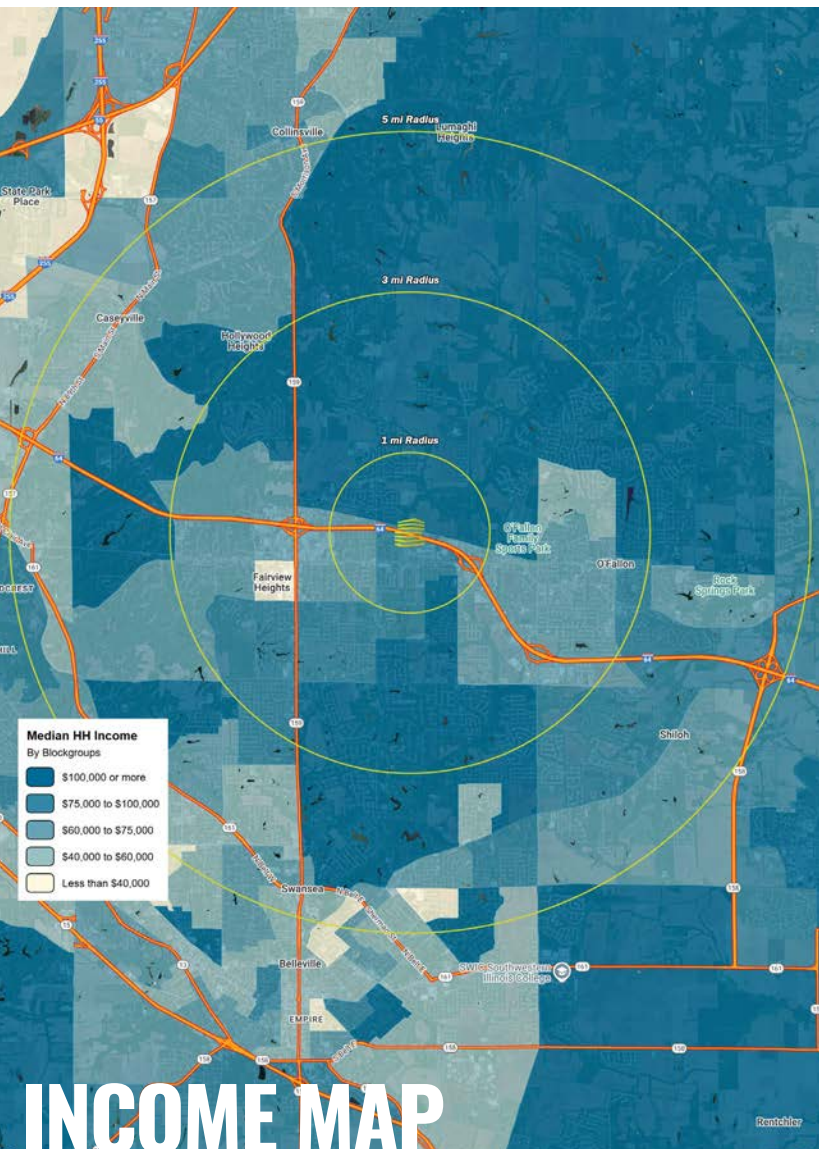
NEIGHBORHOOD VIBE

BEN WEIS

314.818.1563 (OFFICE)

314.629.6532 (MOBILE)

Ben@LocationCRE.com



TRADE AREA OVERVIEW

O'Fallon is one of the fastest-growing and most desirable communities in the Metro East region, located just 15 miles east of downtown St. Louis with immediate access to Interstate 64, Scott Air Force Base, and the St. Louis employment core. Known for its strong school system, high household incomes, and rapid residential expansion, O'Fallon has become a major commercial hub for the eastern side of the Metro.

The local economy is anchored by healthcare, education, military, and professional services, with key employers including Memorial Hospital East, Scott Air Force Base, O'Fallon District 90 Schools, and St. Elizabeth's Hospital. The presence of Scott AFB—one of the region's largest economic engines—drives consistent population growth and supports a stable customer base for retail, dining, and service-oriented businesses.

O'Fallon offers a strong mix of national retailers, restaurants, hotels, and local businesses concentrated along the Green Mount Road and Highway 50 corridors. The city continues to experience significant development activity, including new housing communities, medical offices, and commercial projects that enhance its position as a regional shopping and service destination.

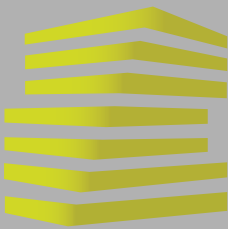
With top-tier demographics, excellent connectivity, and a rapidly expanding residential and commercial landscape, O'Fallon, IL stands out as a high-performing trade area and key growth market within the Greater St. Louis Metropolitan Region.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	5,419	43,370	101,092
HOUSEHOLDS	2,109	18,086	42,744
EMPLOYEES	2,744	18,539	31,648
MED HH INCOME	\$103,906	\$105,929	\$95,635

AREA RETAIL | RESTAURANTS





1430 FRONTAGE RD

SITE PLAN

BEN WEIS

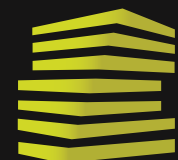
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- **TOTAL BUILDING: 18,424 SF**
- **ADDITIONAL MEZZANINE: 1,024 SF**
- **2.05 ACRES TOTAL**
- **CURRENTLY HAS OUTSIDE STORAGE WITH ROOM TO EXPAND STORAGE AREA**
- **FOUR (4) DOCK DOORS:**
 - 16X16 DOCK HIGH
 - 8X10 DOCK HIGH
 - TWO (2) 16X16 DRIVE IN DOORS
- **BUILDING: RIGID STEEL-FRAMED, METAL SIDED.**
- **FLOOR: REINFORCED CONCRETE SLAB ON GRADE FOUNDATION**
- **SALE PRICE: \$1,800,000 (103 PSF)**



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