



LOCATION.
commercial real estate

Walmart
OfficeMax

13,082 (2024)

MEXICO RD

ROSS
DRESS FOR LESS
FRESH THYME
MARKET
Ashley
HOMESTORE
five BELOW
popshelf
BigBlue
Total Wine
& MORE

14,000 (2024)

HOBBY LOBBY
FOSS
SWIM SCHOOL

Lowe's
PROPOSED
Rosalia's
HARBOR FREIGHT

18,174 (2024)

FORT ZUMWALT
SOUTH HIGH SCHOOL

6,696 (2024)
LAURA HILL RD

FEISE RD 12,044 (2024)

KOHL'S
Michaels
PET SMART
Target
FAMOUS
footwear

FORT ZUMWALT
SOUTH MIDDLE SCHOOL
& PROGRESS SOUTH ELEMENTARY

FORMER
DICK'S

SITE

45,001 (2024)
Hwy K

CLUB FITNESS
Dierbergs

364

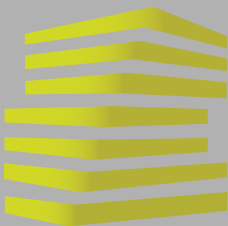
7,037 (2024)

Schnucks

RARE HWY K
PAD SITE
ON 0.95 ACRES
2688 HIGHWAY K

O'FALLON, MO

DRASTICALLY REDUCED PRICE!



2688 HIGHWAY K

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

O'Fallon is a city located in St. Charles County, approximately 30 miles west of downtown St. Louis. Launched as a railroad depot in 1856, this small city was named after John O'Fallon, president of the North Missouri Railroad. The fast-growing city has become one of Missouri's largest municipalities, with a population that has more than quadrupled since 1990. The influx of newcomers and major employers have 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.

O'Fallon is home to several major employers, including Mastercard, which has a large office in the city, and CitiMortgage, which is part of the Citigroup family of companies. Other major employers in the area include the Fort Zumwalt School District, which is one of the largest school districts in the state, and BJC Progress West HealthCare Center.

The city offers several parks and recreational areas, including the O'Fallon Sports Park, which has baseball and softball fields, soccer fields, and tennis courts. Other popular parks in the area include Civic Park, which has a lake, walking trails, and a playground, and Dames Park, which features a splash pad and a disc golf course.

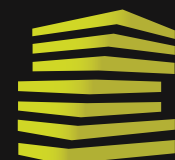
O'Fallon is also known for its many community events and festivals, including the annual O'Fallon Fall Fest, which features live music, food vendors, and carnival rides. Other popular events include the Heritage and Freedom Fest, which takes place over the Fourth of July holiday, and the O'Fallon Jammin' Outdoor Concert Series, which features local and regional musicians.

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.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	9,430	82,165	168,349
HOUSEHOLDS	3,318	30,092	65,040
EMPLOYEES	2,538	22,892	56,029
MED HH INCOME	\$127,695	\$120,408	\$110,502

AREA RETAIL | RESTAURANTS

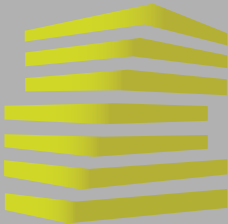


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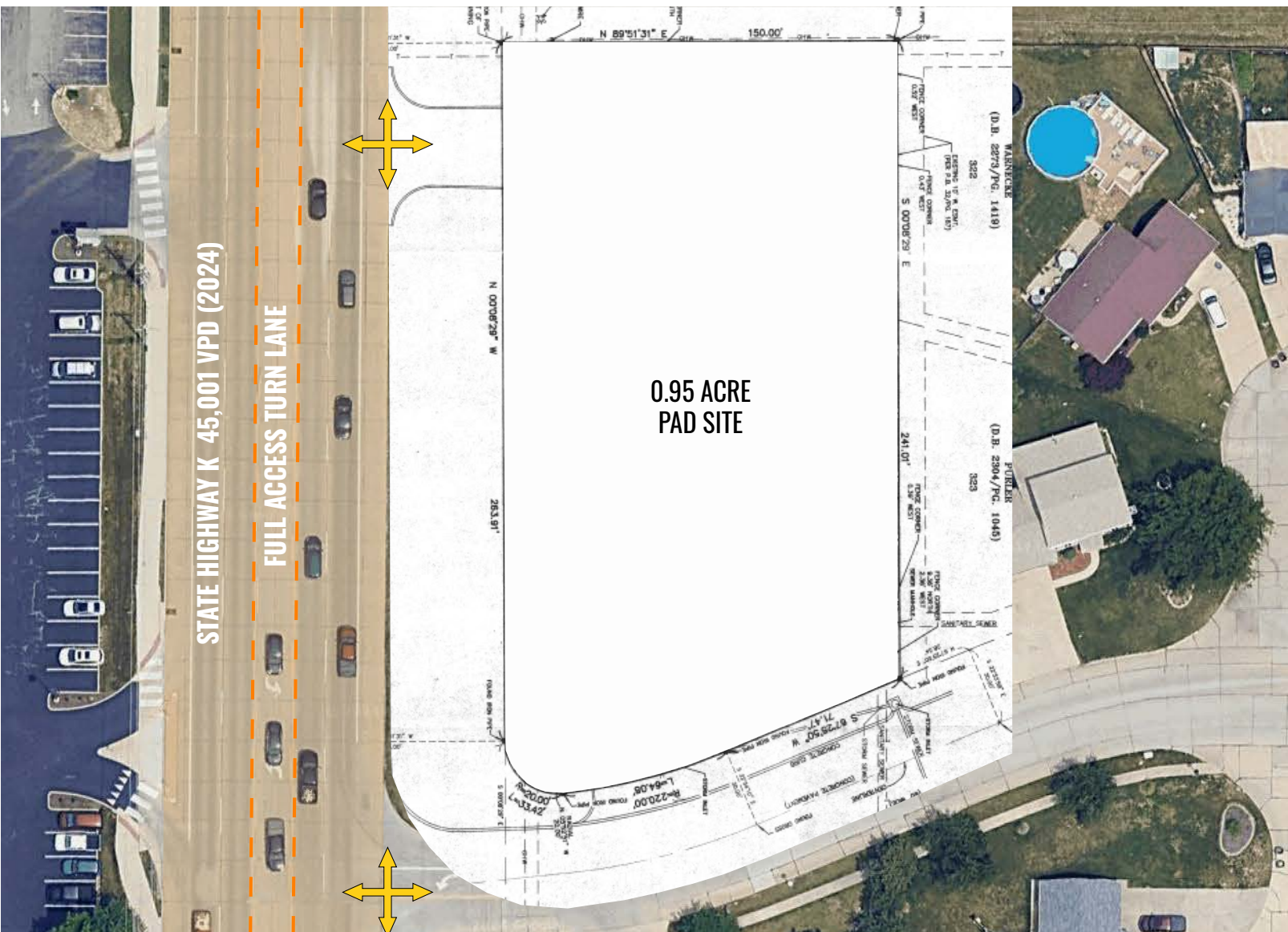
ZOOM AERIAL + DETAILS

MIKE PETTIT

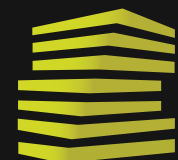
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- PAD SITE ON 0.95 ACRES
- AVAILABLE FOR SALE OR LEASE
- EXCELLENT VISIBILITY TO OVER 45,000 VPD ON HIGHWAY K
- IDEAL LOCATION BETWEEN SEVERAL RETAIL ANCHORS IN ONE OF MISSOURI'S FASTEST GROWING AREAS WITH EXCELLENT CONSUMER TRAFFIC
- ZONED C-2
- DRIVE THRU PERMITTED
- SURROUNDING RETAILERS INCLUDE TARGET, KOHLS, HOME DEPOT, WALMART, SCHNUCKS, AND DIERBERGS
- CALL BROKER FOR PRICING

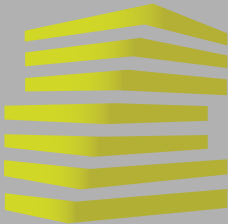


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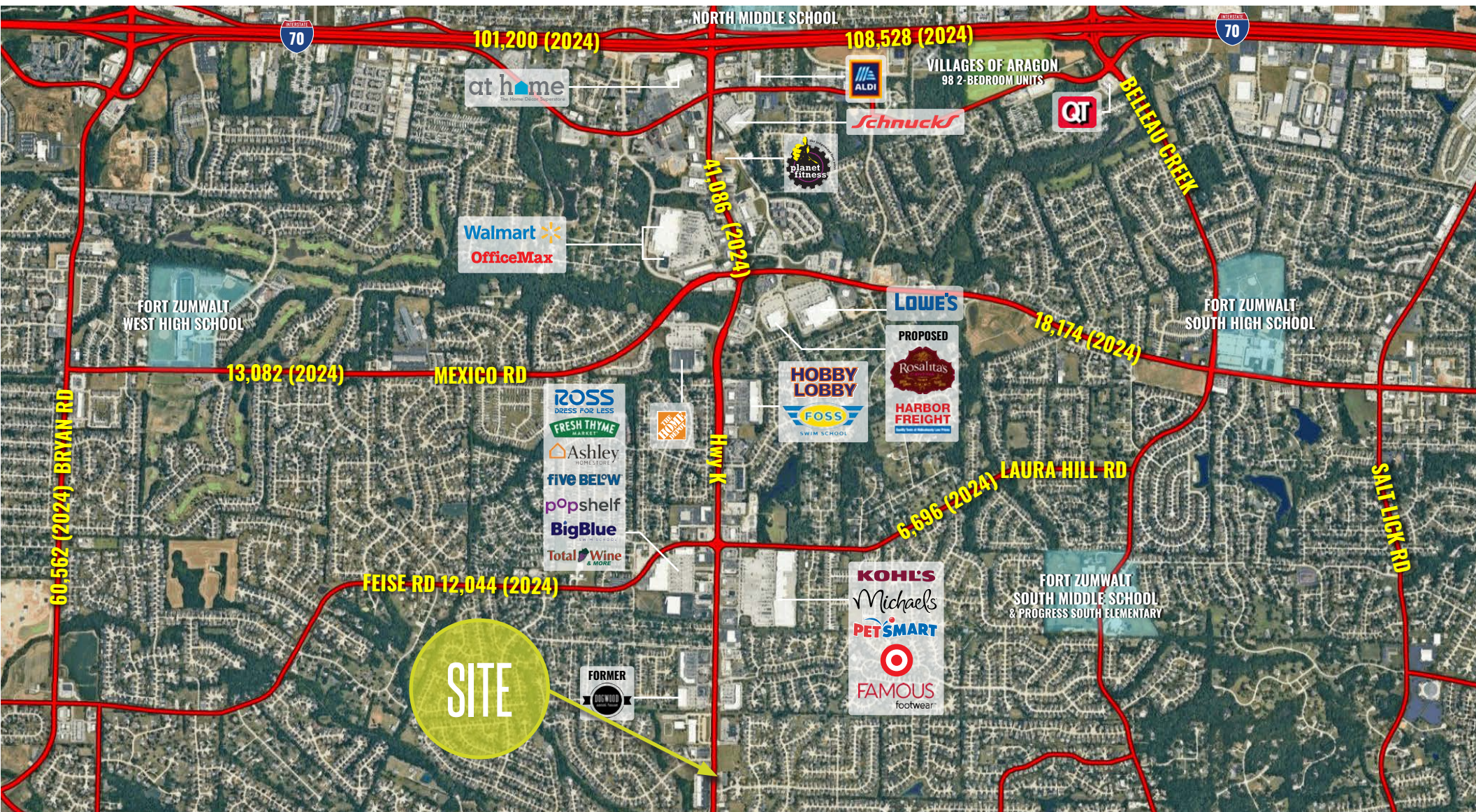
MARKET AERIAL

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