

FORMER DRIVE-THRU
AVAILABLE
FOR SUBLEASE
910 BRYAN ROAD

O'FALLON, MO



910 BRYAN RD

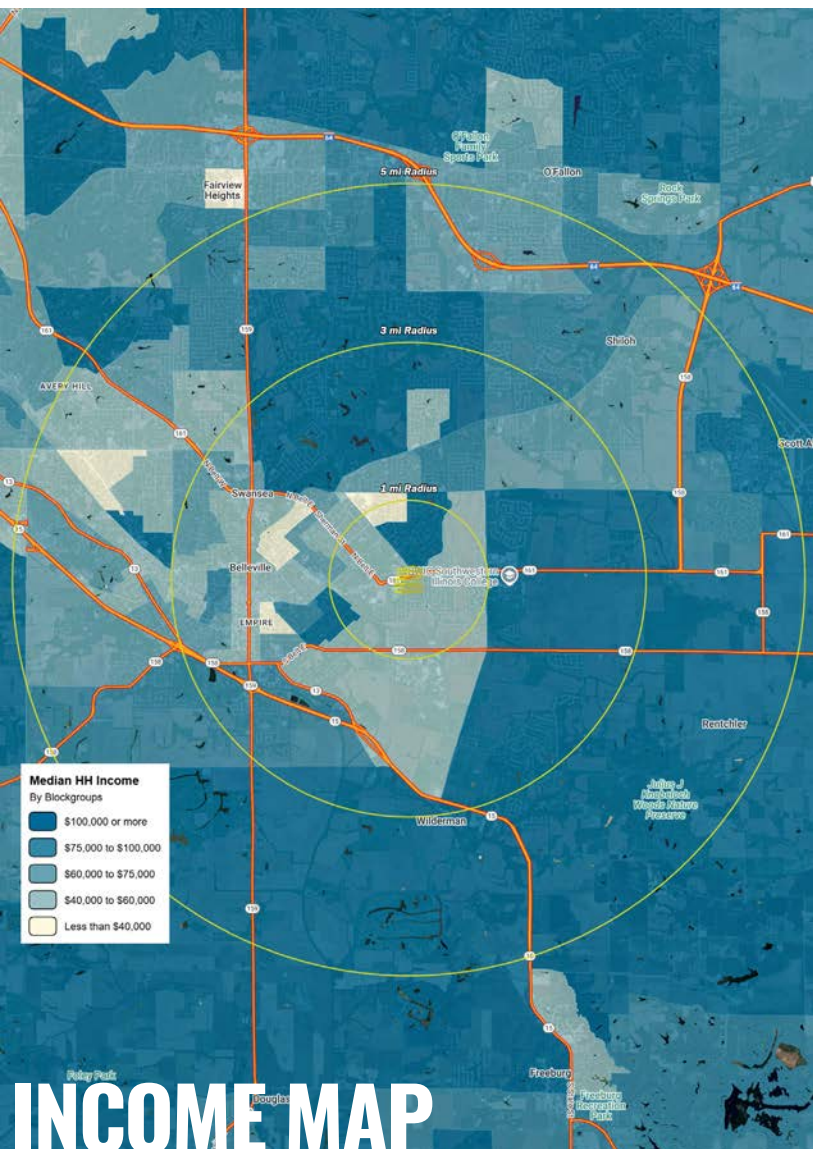
NEIGHBORHOOD VIBE

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INCOME MAP

TRADE AREA OVERVIEW

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 QUADRUPLD 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.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	10,308	73,166	150,022
HOUSEHOLDS	4,278	28,430	57,355
EMPLOYEES	3,058	19,439	42,478
MED HH INCOME	\$101,261	\$113,861	\$119,821

AREA RETAIL | RESTAURANTS

Schnucks

Walmart ✱

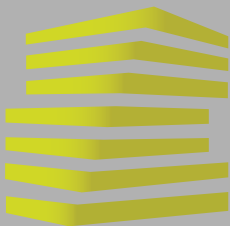
DOLLAR GENERAL

Walgreens



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SITE PLAN + DETAILS

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- **UNOBSTRUCTED VISIBILITY TO OVER 37,000 VEHICLES PER DAY AT BRYAN RD AND VETERANS MEMORIAL PKWY**
- **SIGNALIZED ACCESS**
- **GREAT ACCESS TO I-70, LESS THAN 1/4 MILE**
- **FORMER RESTAURANT, EXISTING WALK IN COOLER, WALK IN FREEZER, AND HOODS**
- **DEVELOPING & GROWING BRYAN RD CORRIDOR**
- **CALL BROKER FOR PRICING**



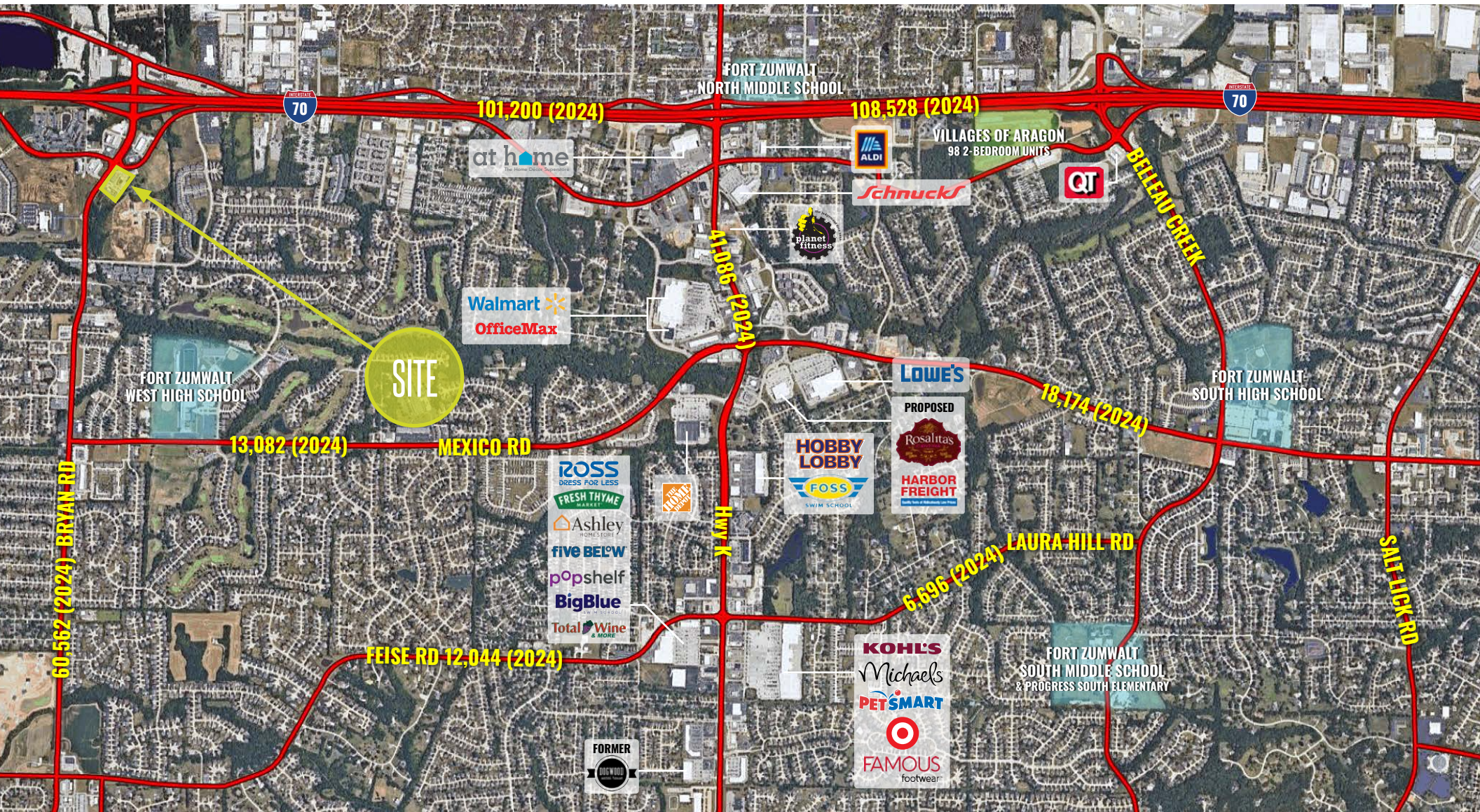
910 BRYAN RD MARKET AERIAL

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