

7.0 ACRE SITE

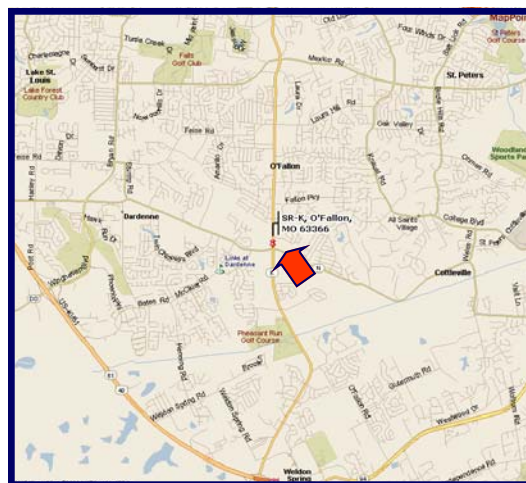
Hwy. K & Hwy. N, O'Fallon, Missouri

**FOR LEASE OR
BUILD TO SUIT**



- ◆ Frontage on Highway K
- ◆ Near the new Page Avenue Extension
- ◆ Strong demographics
- ◆ Zoned Commercial
- ◆ Area retailers include Kohl's, Target, PetsMart, Schnucks, Dierberg's, Walgreen's & more
- ◆ Serviced by Traffic Signal

TRAFFIC COUNT
Hwy. K & Hwy. N 39,387/day



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,963	62,150	123,265
Household			
Income (Avg)	\$89,604	\$86,085	\$82,374



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