



**LOCATION.**  
commercial real estate

Walmart  
OfficeMax

11,784 (2023)

Mexico Rd

86 (2023)

LOWE'S

PROPOSED  
Rosalitas  
PROPOSED  
HARBOR  
FREIGHT

17,888 (2023)

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

HOBBY  
LOBBY  
FOSS  
SWIM SCHOOL

14,000 (2023)

Laura Hill Rd

6,584 (2023)

31,704 (2023)

Feise Rd 12,044 (2023)

FORMER  
DOCWOOD

KOHL'S  
Michaels  
PET SMART  
TARGET  
FAMOUS  
footwear

SITE

45,001 (2023)

Party City  
CLUB FITNESS  
Dierbergs

364

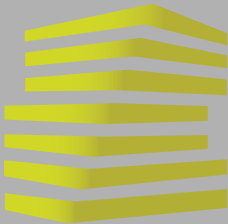
6,920 (2023)

Schnucks

**FREESTANDING**  
**10,812 SF FORMER DAYCARE**  
**BUILDING ON 0.95 ACRES**

2 6 8 8 H I G H W A Y K

O'FALLON, MO



# 2688 HIGHWAY K

## NEIGHBORHOOD VIBE

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# INCOME MAP

### 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 INFUX 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
<b>POPULATION</b>	<b>9,430</b>	<b>82,165</b>	<b>168,349</b>
<b>HOUSEHOLDS</b>	<b>3,318</b>	<b>30,092</b>	<b>65,040</b>
<b>EMPLOYEES</b>	<b>2,538</b>	<b>22,892</b>	<b>56,029</b>
<b>MED HH INCOME</b>	<b>\$127,695</b>	<b>\$120,408</b>	<b>\$110,502</b>

### AREA RETAIL | RESTAURANTS

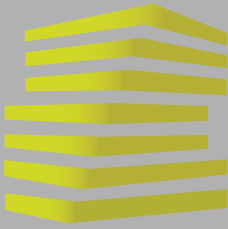
# LOCATION.

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# 2688 HIGHWAY K

## SURVEY

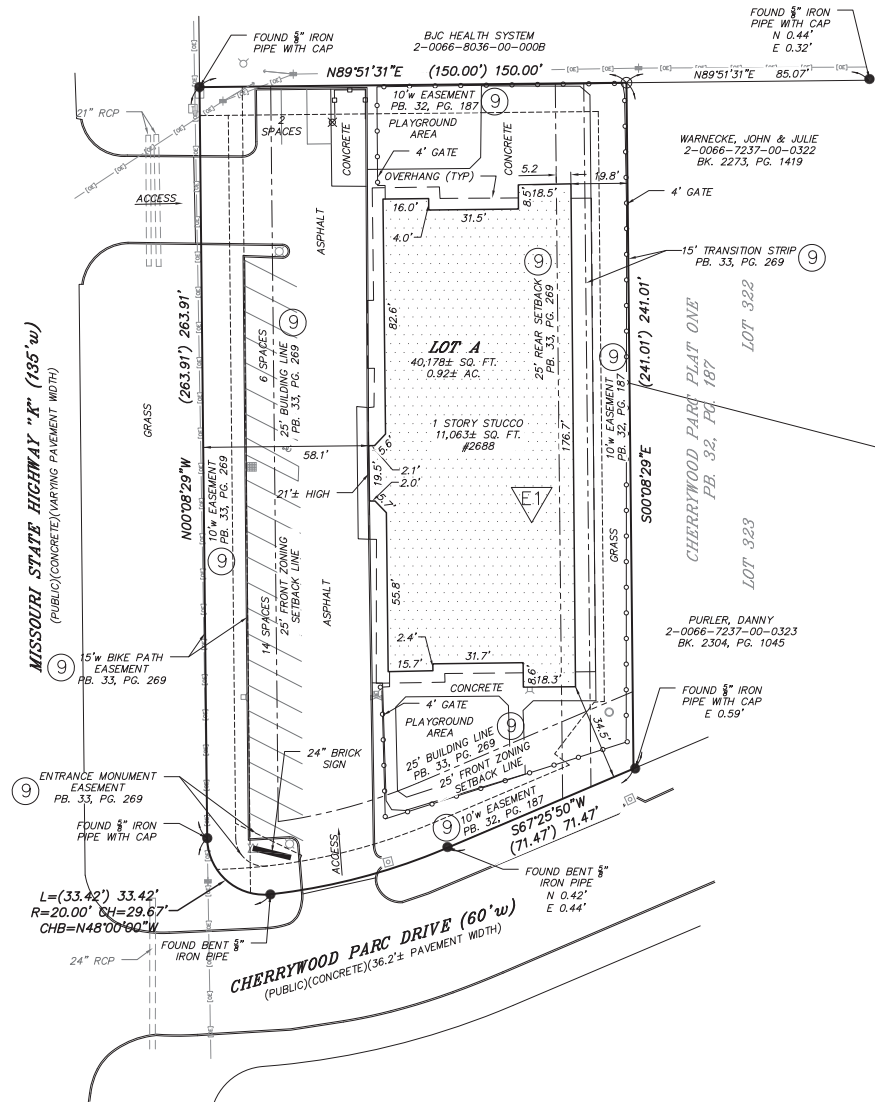
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### VICINITY MAP

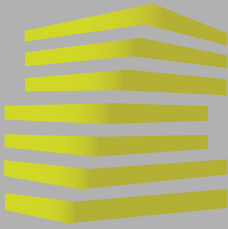


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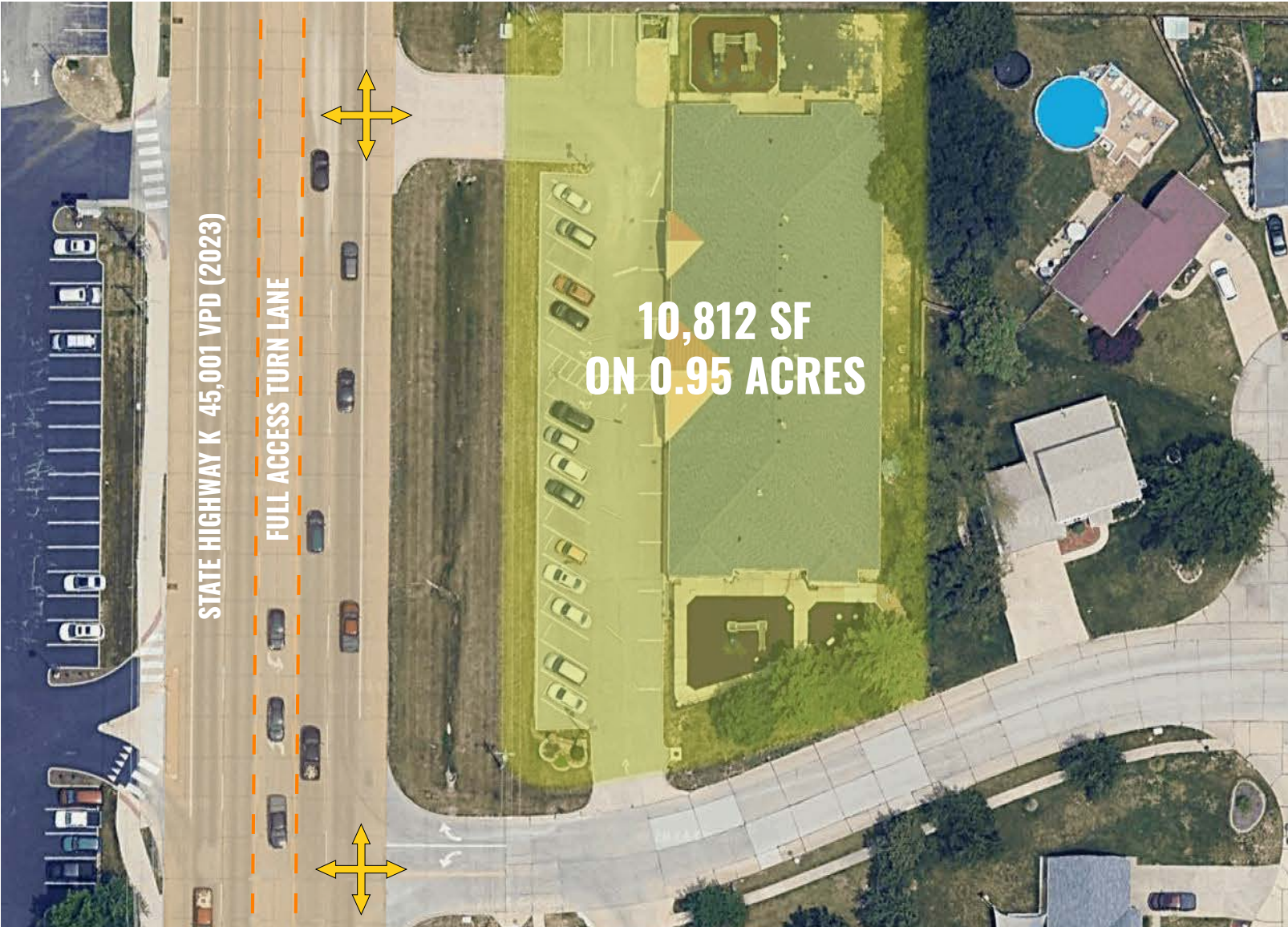
## ZOOM AERIAL + DETAILS

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- 10,812 SF FREESTANDING FORMER DAYCARE BUILDING 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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