

FOUR SEASONS SHOPPING CENTER

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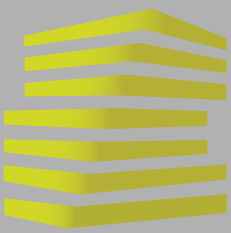
O'FALLON, MO



BACELINE
GROUP



LOCATION.
commercial real estate



FOUR SEASONS SHOPPING CENTER

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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 quadrupled 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	14,281	91,933	171,826
HOUSEHOLDS	5,021	33,539	64,523
EMPLOYEES	3,546	24,226	58,209
MED HH INCOME	\$103,563	\$112,835	\$112,961

AREA RETAIL | RESTAURANTS

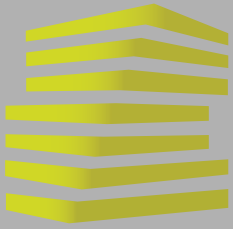


INCOME MAP



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SITE PLAN

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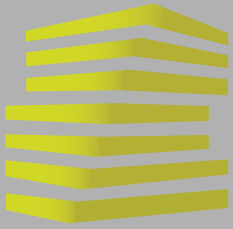
Suite	Tenant	SF
2421	O'Fallon License Office	3,250
2425	Honey Bee Tea	1,375
2427	Drip City & Med Spa	1,375
2429	Mid Rivers Insurance	1,375
2431-37	F45 Fitness	6,650
2439	HOTWORX	1,950
2441	Puff Zone	1,375
2443	The Cookie Box	1,375
2445	Nails on K	1,375
2447	Mike's Grill & Tap	2,100
2449	Mi Mexico Lindo	2,315
2501	Randstad Staffing	1,800
2503	Martial Arts	1,800
2505-6	Adventure Accessories	2,657
2507	Title Partners Agency	1,920
2509	Osteria Forto	3,272

- RECENTLY REDEVELOPED SHOPPING CENTER CENTRALLY LOCATED ALONG HIGHWAY K
- AREA RETAILERS INCLUDE TARGET, KOHL'S, FRESH THYME, ROSS DRESS FOR LESS, AND FIVE BELOW
- ASKING RENT: CALL BROKER FOR PRICING



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MARKET AERIAL

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