

# WELCOME



# MONTICELLO PLAZA

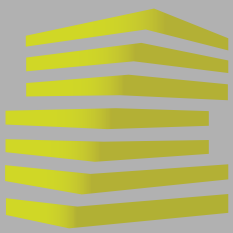
3720-3828 O'FALLON RD

O'FALLON, MO



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# ONE SPACE REMAINING

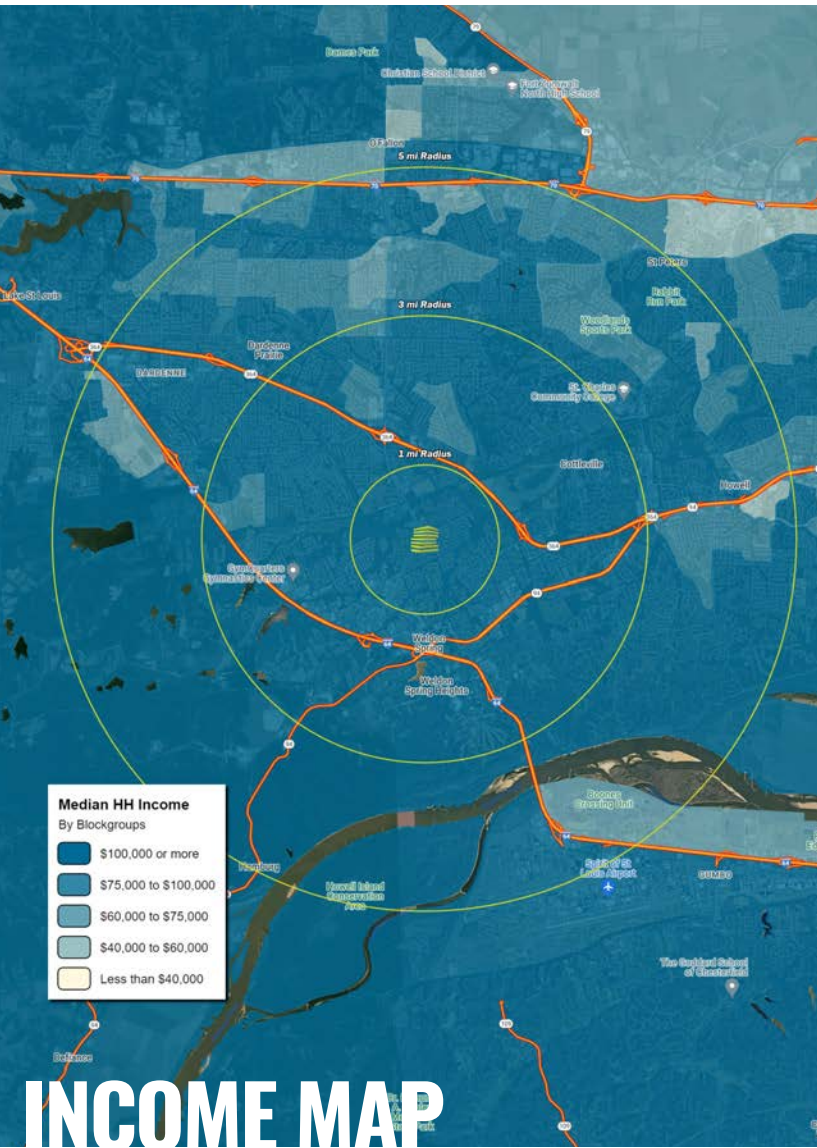


# MONTICELLO PLAZA

## NEIGHBORHOOD VIBE

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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

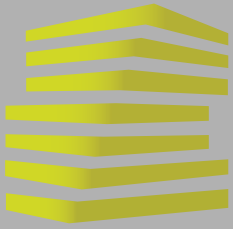
	1 mile	3 miles	5 miles
<b>POPULATION</b>	7,031	53,930	139,141
<b>HOUSEHOLDS</b>	2,519	19,343	50,828
<b>EMPLOYEES</b>	1,251	18,151	41,337
<b>MED HH INCOME</b>	\$136,517	\$133,449	\$118,325

### AREA RETAIL | RESTAURANTS



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## SITE PLAN

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Suite	Tenant	SF
3720	Dirty Dogz	
3724	H&R Block	
3728/3732	A'mis Italian Restaurant	
3736	Sunright Tea Studio	
3744	Envie Nails	
3748	First Wok Restaurant	
3752	B2 Express!	
3754/3758	Advance Training & Rehab	
3762	Edward Jones	
3766-72	The Painted Pot	
3776/3780	Personal Care Cleaners	
3784/3792	B. Halls Family Grill	
3796	AT&T	
3800-3808	Dollar Tree	
3818-3820	D1 Training	4,000
3824	AVAILABLE	1,300

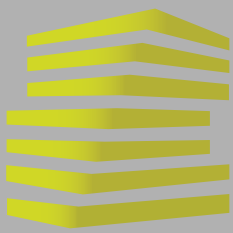


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## FLOOR PLAN

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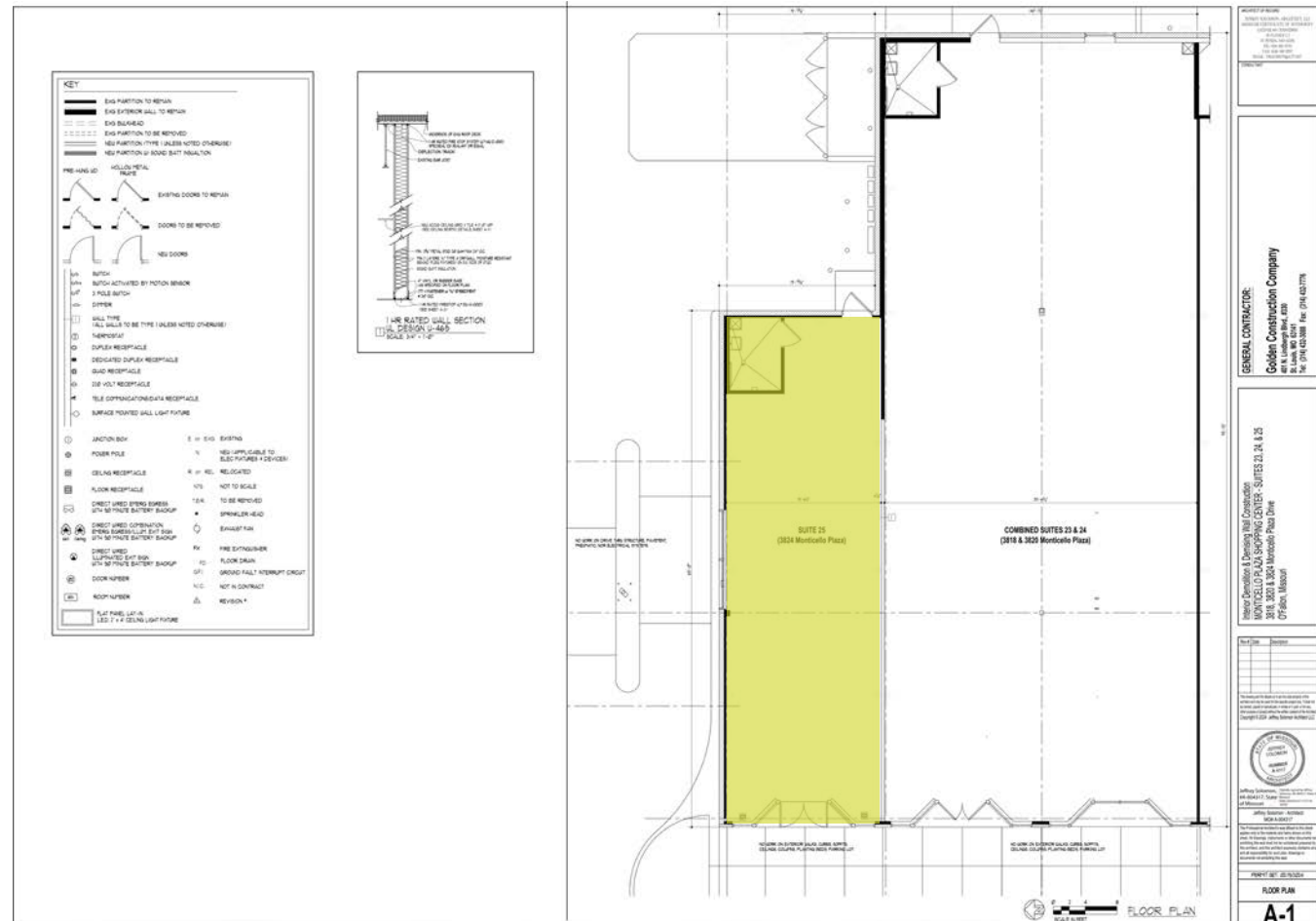
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- 1,300 SF ENDCAP WITH A DRIVE THRU AVAILABLE
- FORMER BANK WITH 4 DRIVE LANES
- APPROXIMATELY 40,000 VPD AT INTERSECTION
- LARGE OFFICE POPULATION IN CLOSE PROXIMITY INCLUDING WEST HOSPITAL, CITI MORTGAGE HEADQUARTERS, MASTERCARD INTERNATIONAL, VERIZON, ENTERPRISE
- CALL BROKER FOR PRICING

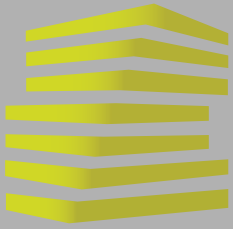


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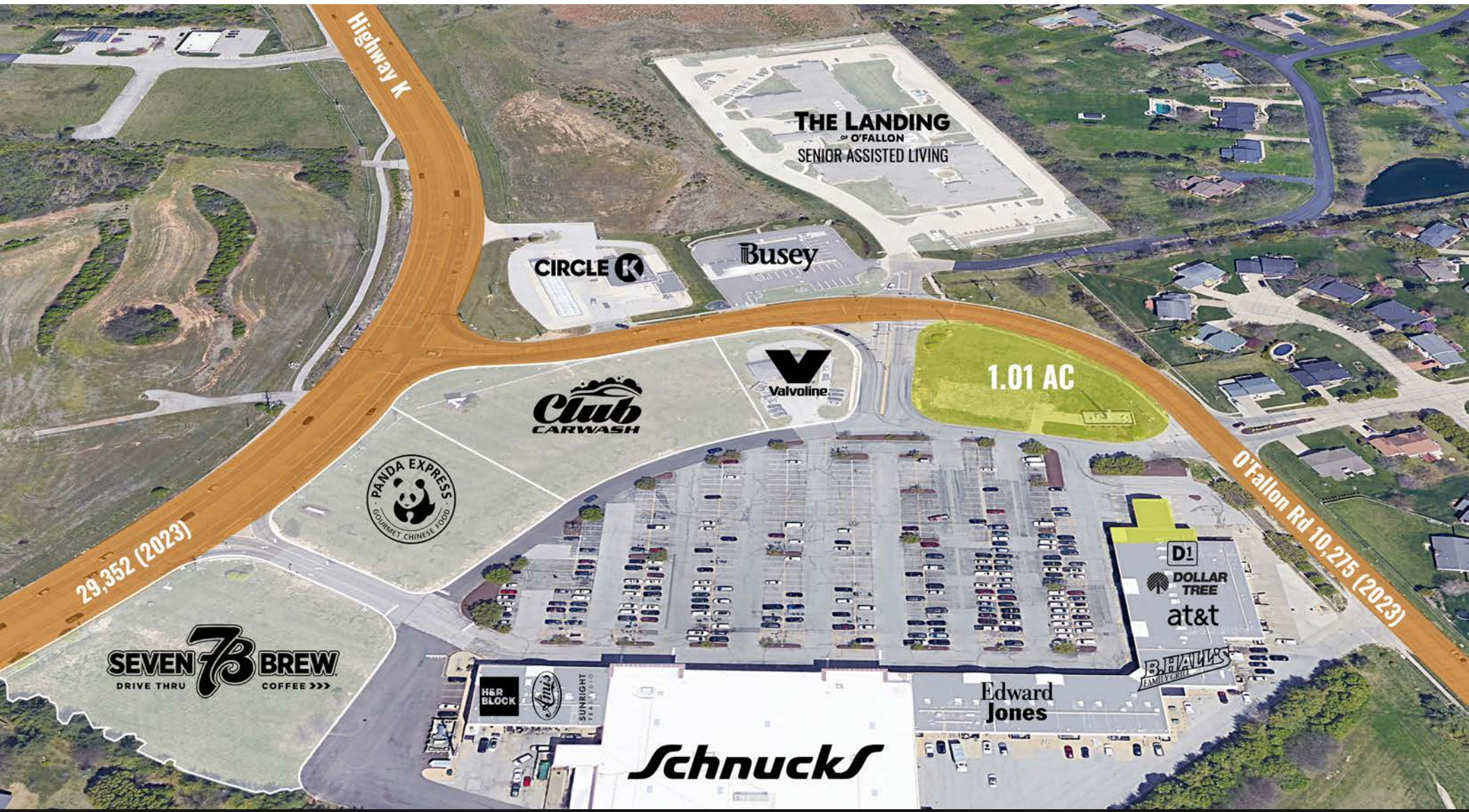


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## ZOOM AERIAL

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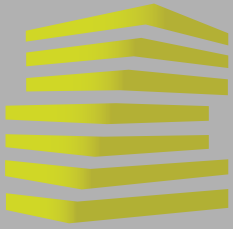


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## MARKET AERIAL

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