



LOCATION.
commercial real estate

1,200 SF AVAILABLE

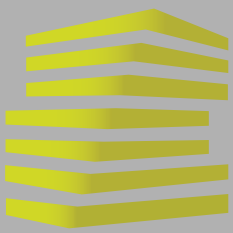
SUBWAY

wellnessconnection

O'FALLON COMMONS

O'FALLON, MO

2 9 5 7 H I G H W A Y K



O'FALLON COMMONS

NEIGHBORHOOD VIBE

ALEX CHIODINI

314.818.1550 (OFFICE)

314.662.0112 (MOBILE)

AlexC@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

Scott@LocationCRE.com



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 influx 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.

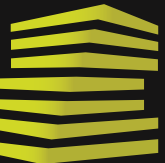
O'Fallon Brewery was founded in January 2000 and has experienced steady growth since. The brewery's 15-barrel produces small handcrafted batches of award-winning beer. In 2014, O'Fallon Brewery expanded into their new location in Maryland Heights, Missouri. Since its inception, O'Fallon Brewery's distribution has steadily spread throughout the Midwest area.

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 miles	5 miles
POPULATION	12,077	85,828	167,498
HOUSEHOLDS	4,204	31,474	64,693
EMPLOYEES	2,625	21,302	57,701
MED HH INCOME	\$127,495	\$119,041	\$110,664

AREA RETAIL | RESTAURANTS



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



O'FALLON COMMONS

ZOOM AERIAL

ALEX CHIODINI

314.818.1550 (OFFICE)

314.662.0112 (MOBILE)

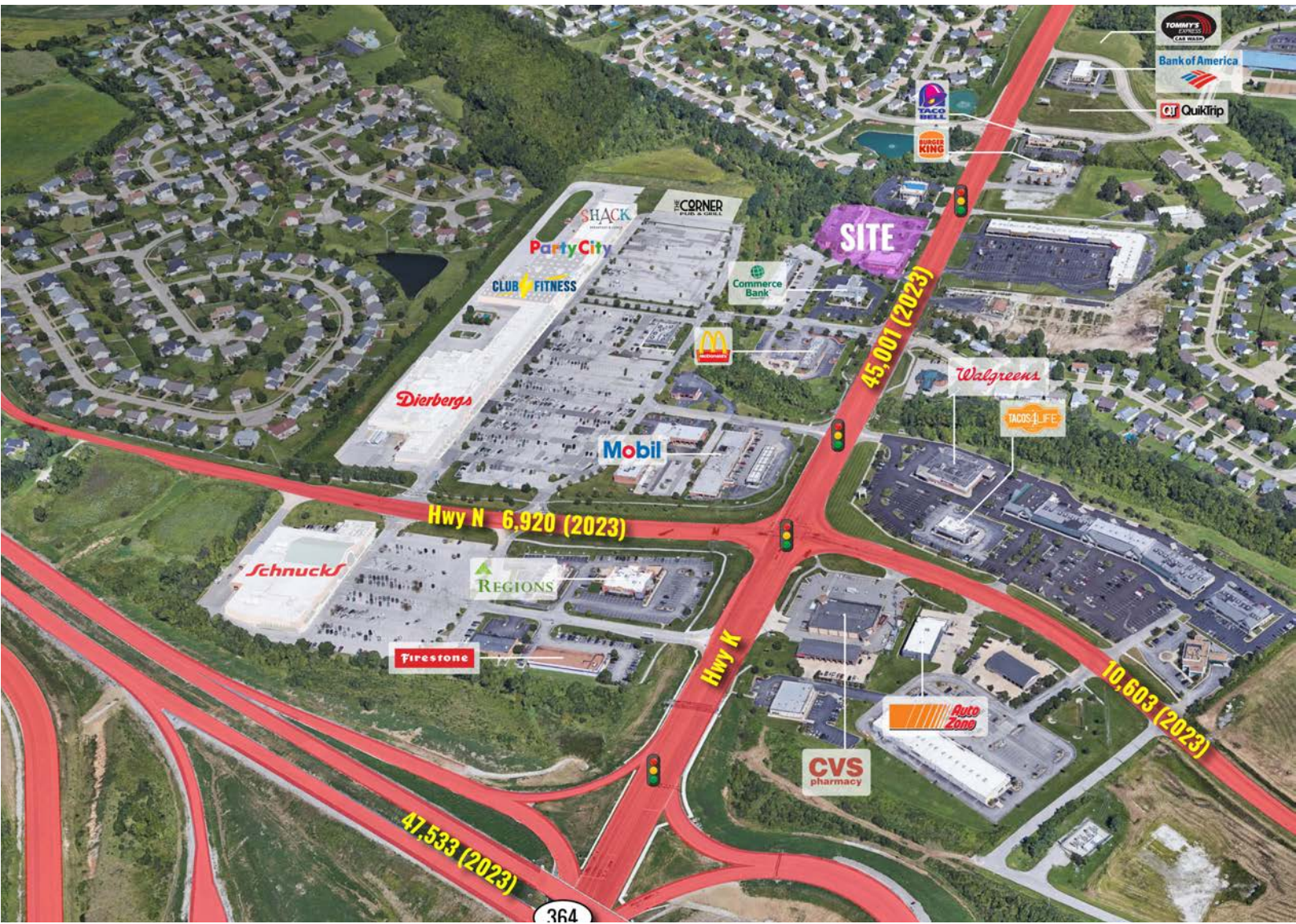
AlexC@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

Scott@LocationCRE.com



LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



O'FALLON COMMONS

MARKET AERIAL

ALEX CHIODINI

314.818.1550 (OFFICE)

314.662.0112 (MOBILE)

AlexC@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

Scott@LocationCRE.com



- 1,200 SF AVAILABLE FOR LEASE
- CENTRALLY LOCATED IN THE HEART OF THE O'FALLON RETAIL CORRIDOR NEAR THE SIGNALIZED INTERSECTION OF HIGHWAY K AND HIGHWAY N
- MAJOR AREA TENANTS INCLUDE: PETSMAST, MICHAELS, KOHL'S, TARGET, ROSS DRESS FOR LESS, FRESH THYME MARKET, ASHLEY HOMESTORE, TOTAL WINE & MORE, DIERBERGS, AND SCHNUCKS
- GREAT VISIBILITY TO 45,000 VPD ON HIGHWAY K
- EASY ACCESS TO MO-364
- CALL BROKER FOR PRICING



www.LocationCRE.com



THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.