



## DARDENNE CROSSING

3029 STATE HWY R O'FALLON, MO 63368

1,400 SF SPACE AVAILABLE IN SCHNUCKS  
ANCHORED CENTER

**XTEAM**  
RETAIL ADVISORS



# DARDENNE CROSSING

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

VISIT METRICS APR 1<sup>st</sup>, 2023 - MAR 31<sup>st</sup>, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



907 K

VISITORS



146.2 K

VISIT FREQUENCY



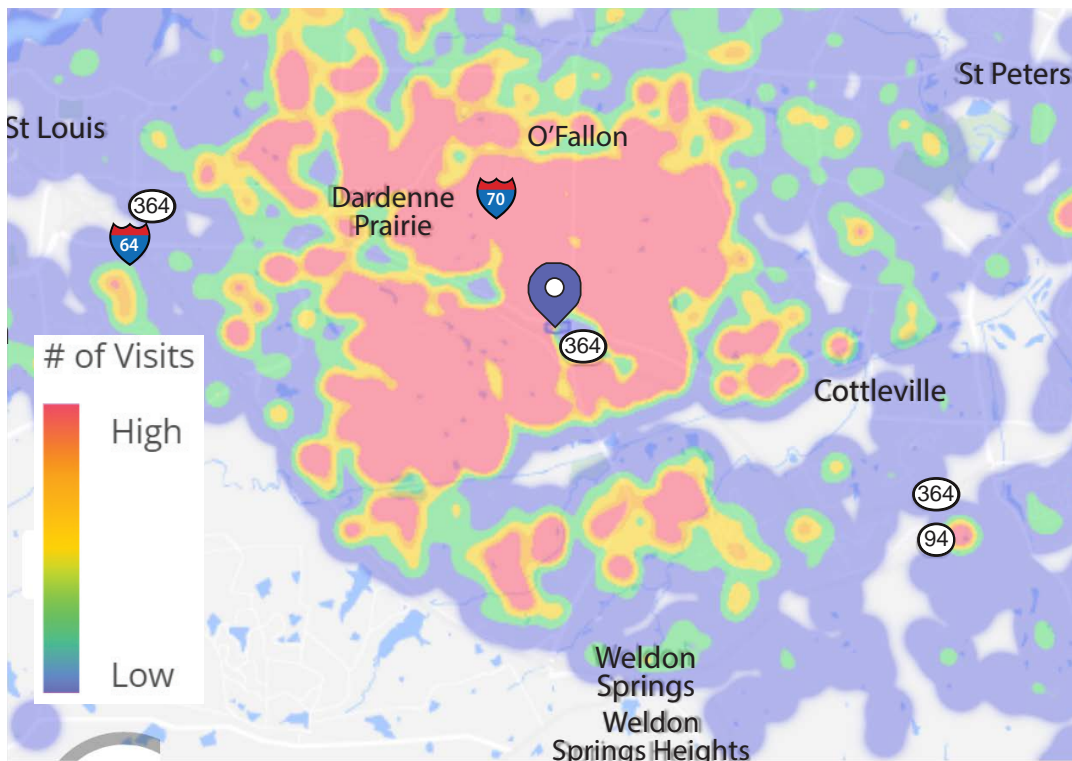
6.21

AVG. DWELL TIME



26 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 11,271	<u>3 MILES</u> 82,585	<u>5 MILES</u> 166,131
HOUSEHOLDS		<u>1 MILE</u> 3,634	<u>3 MILES</u> 27,992	<u>5 MILES</u> 59,174
AVG HH INCOME		<u>1 MILE</u> \$130,202	<u>3 MILES</u> \$122,836	<u>5 MILES</u> \$115,345



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

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## SITE PLAN

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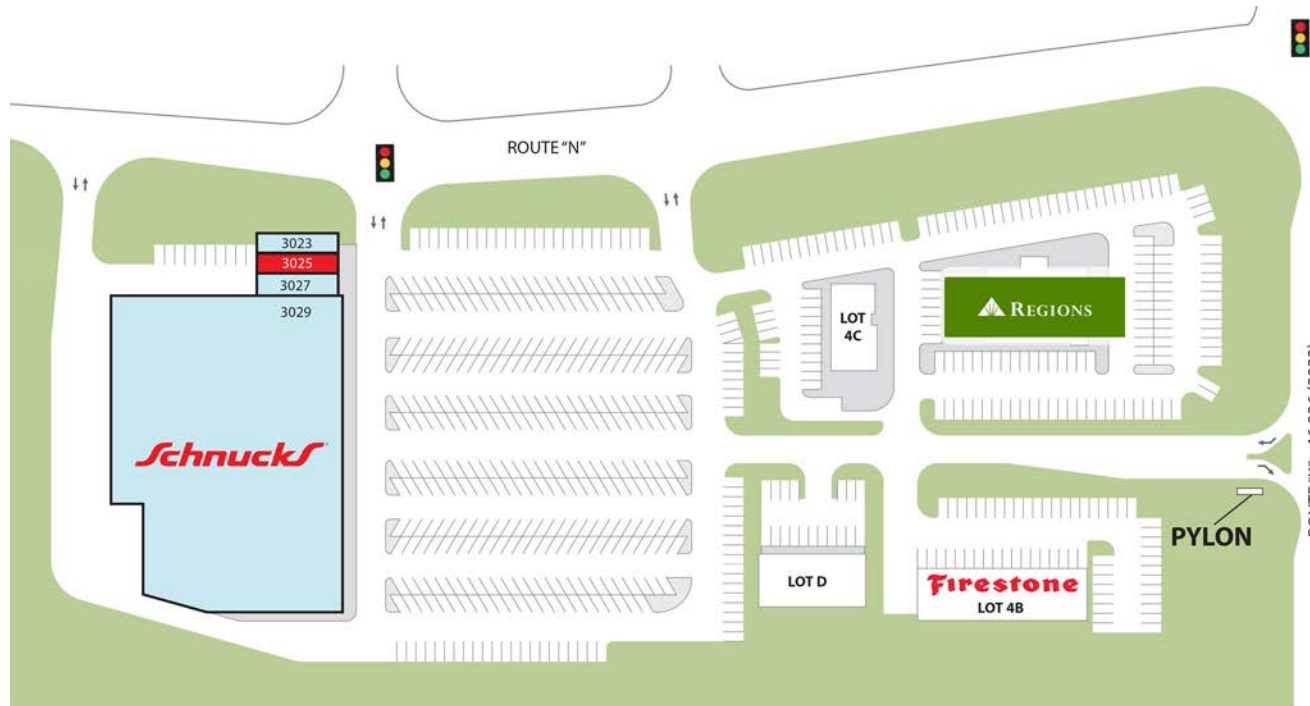
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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
3023	PICKLEMAN'S	1,400
3025	AVAILABLE 07/01/24	1,400
3027	FRENCHIE'S MODERN NAIL CARE	1,297
3029	SCHNUCKS	63,333
LOT 4A	REGIONS BANK	0
LOT 4B	FIRESTONE	0
LOT 4C	O'FALLON COVENANT	0
LOT D	COOL VENTURES, LLC	0

- 1,400 SF COMING AVAILABLE JULY 1<sup>st</sup> 2024
- AT THE INTERSECTION OF HIGHWAYS' N, K & 364 BOASTING A COMBINED 105,619 VEHICLES PER DAY
- LOCATED IN A HIGH-GROWTH COMMUNITY WHICH HAS HAD A 40% POPULATION INCREASE IN THE LAST DECADE
- ANCHORED BY MARKET DOMINANT GROCER, SCHNUCKS MARKET
- AFFLUENT COMMUNITY WITH AN AVERAGE HOUSEHOLD INCOME OF \$122,000+ IN A 3 MILE RADIUS



Commercial  
Real Estate



# DARDENNE CROSSING

## MARKET AERIAL

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