

3

Slyman Bros  
APPLIANCES

STEPPIN' UP  
DANCE  
PRODUCTION

BRICKS & MINIFIGS

X  
GOLF  
PLAY > TRAIN > ENTERTAIN



PROPOSED  
DEVELOPMENT

SITE

238'

126'

Highway K

46,036 VPD

# 100 CROSSROADS PLAZA

O'FALLON, MO 63368

0.69 ACRES FOR SALE OR GROUND LEASE

XTEAM  
RETAIL ADVISORS

# 100 CROSSROADS PLAZA

## SURVEY & DEMOGRAPHICS

PLEASE CONTACT: L<sup>3</sup> CORPORATION




RICK SPECTOR

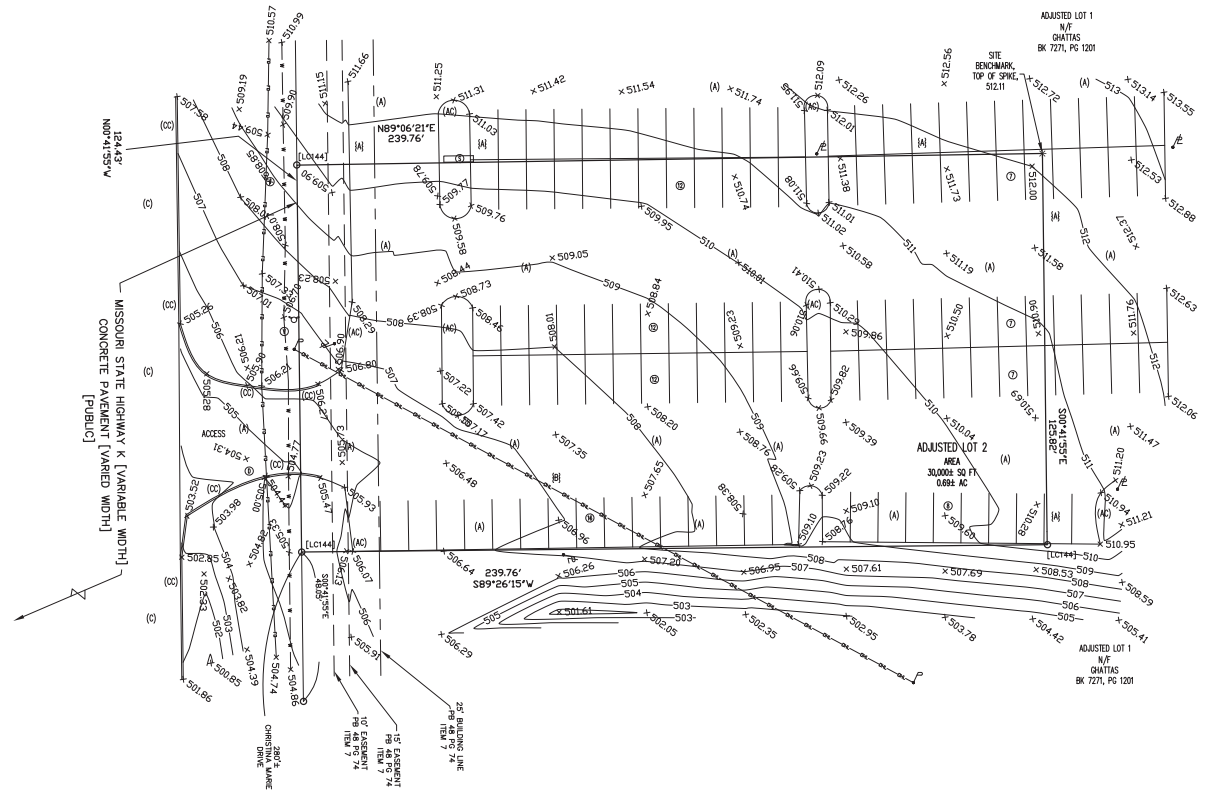
314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

## POPULATION ANALYSIS

| POPULATION   | HOUSEHOLDS  | AVG HH INCOME   |
|--|---|---|
|  |  |  |
| <u>1 MILE</u>  | <u>1 MILE</u>   | <u>1 MILE</u>   |
| 11,987   | 3,861   | \$125,597   |
| <u>3 MILES</u>   | <u>3 MILES</u>  | <u>3 MILES</u>  |
| 87,840   | 29,938  | \$121,178   |
| <u>5 MILES</u>   | <u>5 MILES</u>  | <u>5 MILES</u>  |
| 172,190  | 61,556  | \$113,847   |



VIEW &  
DOWNLOAD:

## DEMO REPORT

- 30,000 SF (0.68 ACRES, ALL USABLE) WITH DETENTION IN PLACE
- FULL ACCESS AT MULTIPLE POINTS OFF HIGHWAY K (46,036 VPD)
- SITE HAS BEEN PAVED AND IS READY TO BE BUILT ON
- JUST NORTH OF HIGHWAY 364, LOCATED ON HIGHWAY K WITH EASE OF ACCESS
- PROPOSED GROCERY ANCHORED DEVELOPMENT THAT WILL GIVE SITE FULL ACCESS TO STOP LIGHT

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## MARKET AERIAL

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