

3



STEPPIN' UP  
DANCE  
PRODUCTION

BRICKS & MINIFIGS



SITE

126'

238'

Highway K

46,036 VPD

# 100 CROSSROADS PLAZA

O'FALLON, MO 63368

0.69 ACRES FOR SALE OR GROUND LEASE



# 100 CROSSROADS PLAZA

## SURVEY & DEMOGRAPHICS

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




RICK SPECTOR

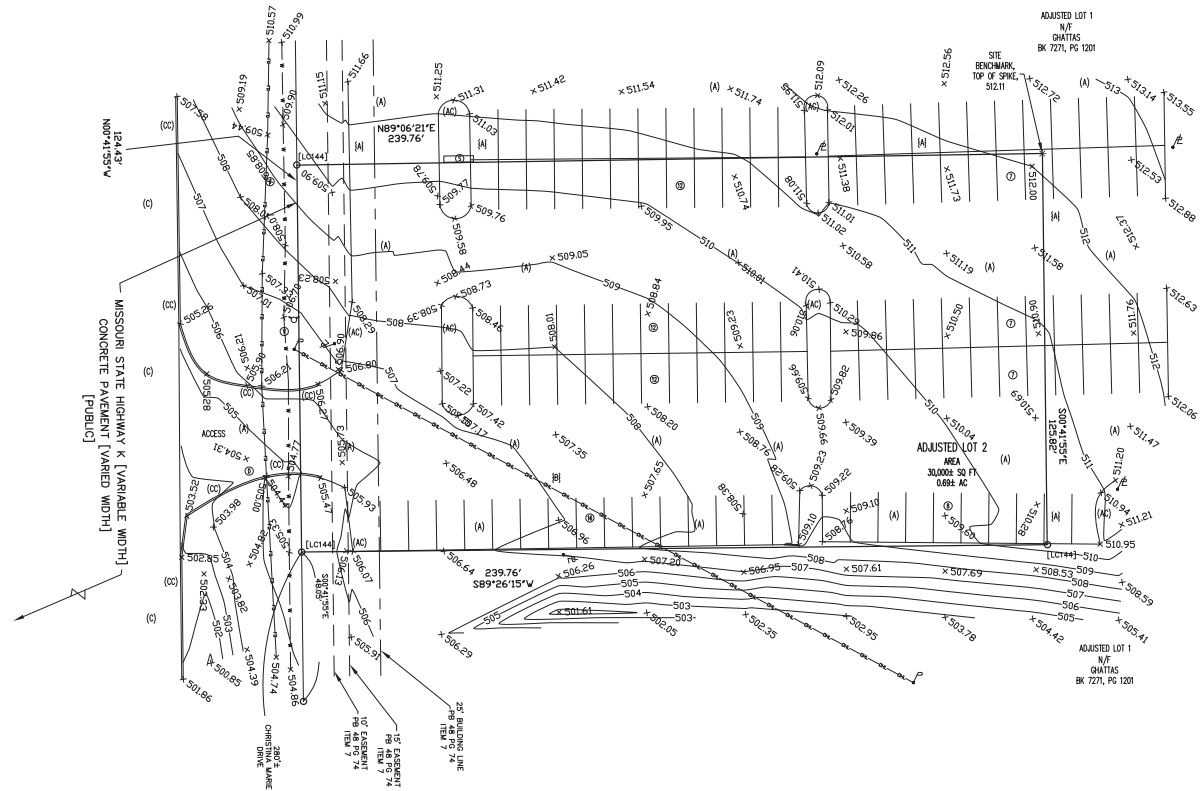
314.282.9827 (DIRECT)

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

# 100 CROSSROADS PLAZA

## MARKET AERIAL

PLEASE CONTACT:

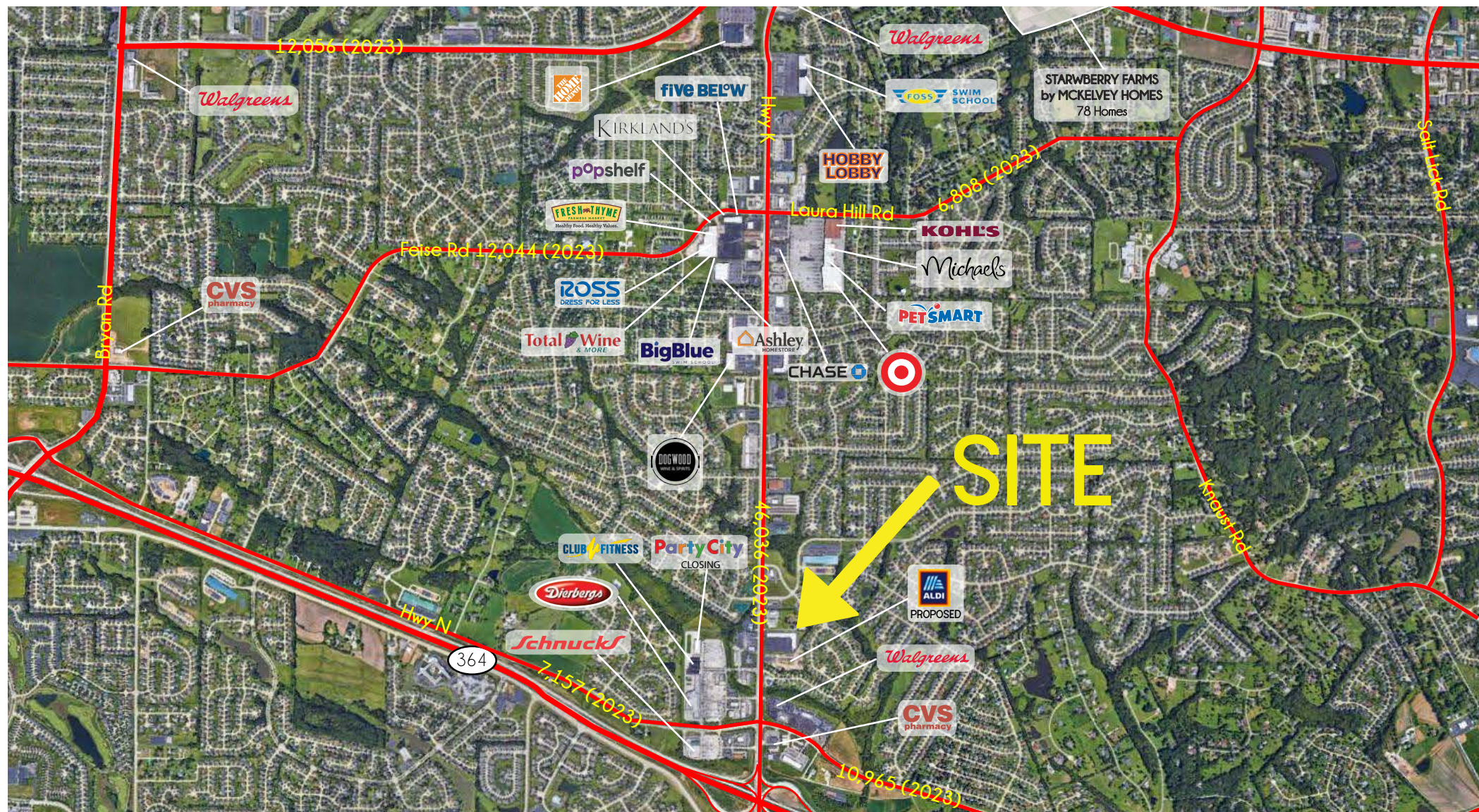
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