

3



DUNKIN'



Highway K



Waterbury Falls Drive



30.031 (2023)



POPEYES

SITE

K



4200 HIGHWAY K

O'FALLON, MO 63368

0.73 ACRES FOR SALE OR LEASE ON HIGHWAY K



4200 HIGHWAY K

SURVEY & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION




RICK SPECTOR

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314.708.2009 (MOBILE)

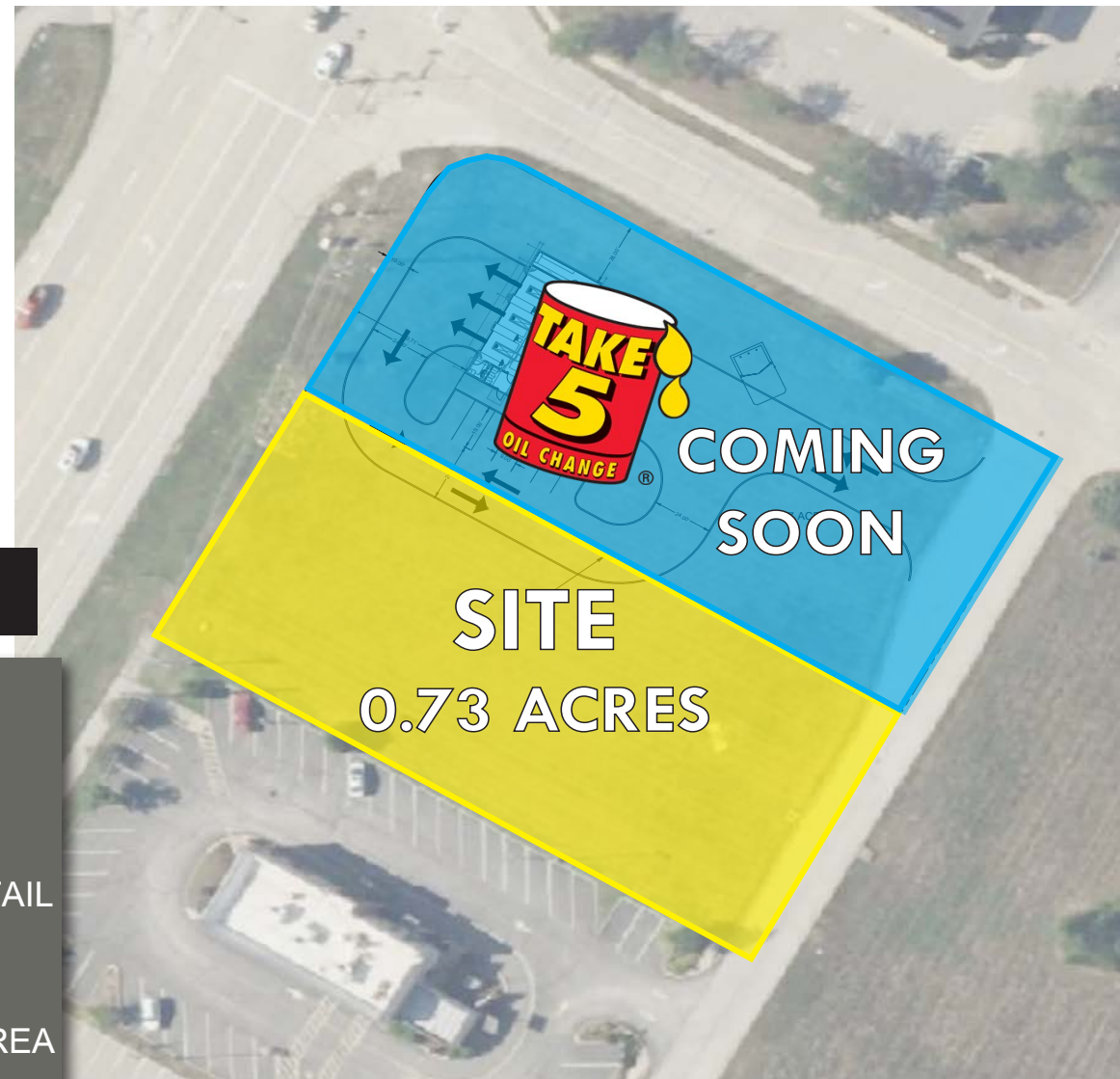
RICK@L3CORP.NET

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
13,168	4,836	\$94,656
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
88,184	32,438	\$107,916
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
171,591	64,108	\$110,195

VIEW & DOWNLOAD: **DEMO REPORT**

- 0.73 ACRE PARCEL AVAILABLE FOR SALE OR LEASE
- LIGHTED INTERSECTION ON HIGHWAY K (30,031 VPD)
- ZONED C2 GENERAL BUSINESS PUD. MOST RETAIL PERMITTED, RESTAURANTS PERMITTED, DRIVE THRU ALLOWED WITH CUP
- GREAT VISIBILITY AND NEW GROWTH IN THE AREA
- CALL BROKER FOR PRICING



4200 HIGHWAY K

MARKET AERIAL

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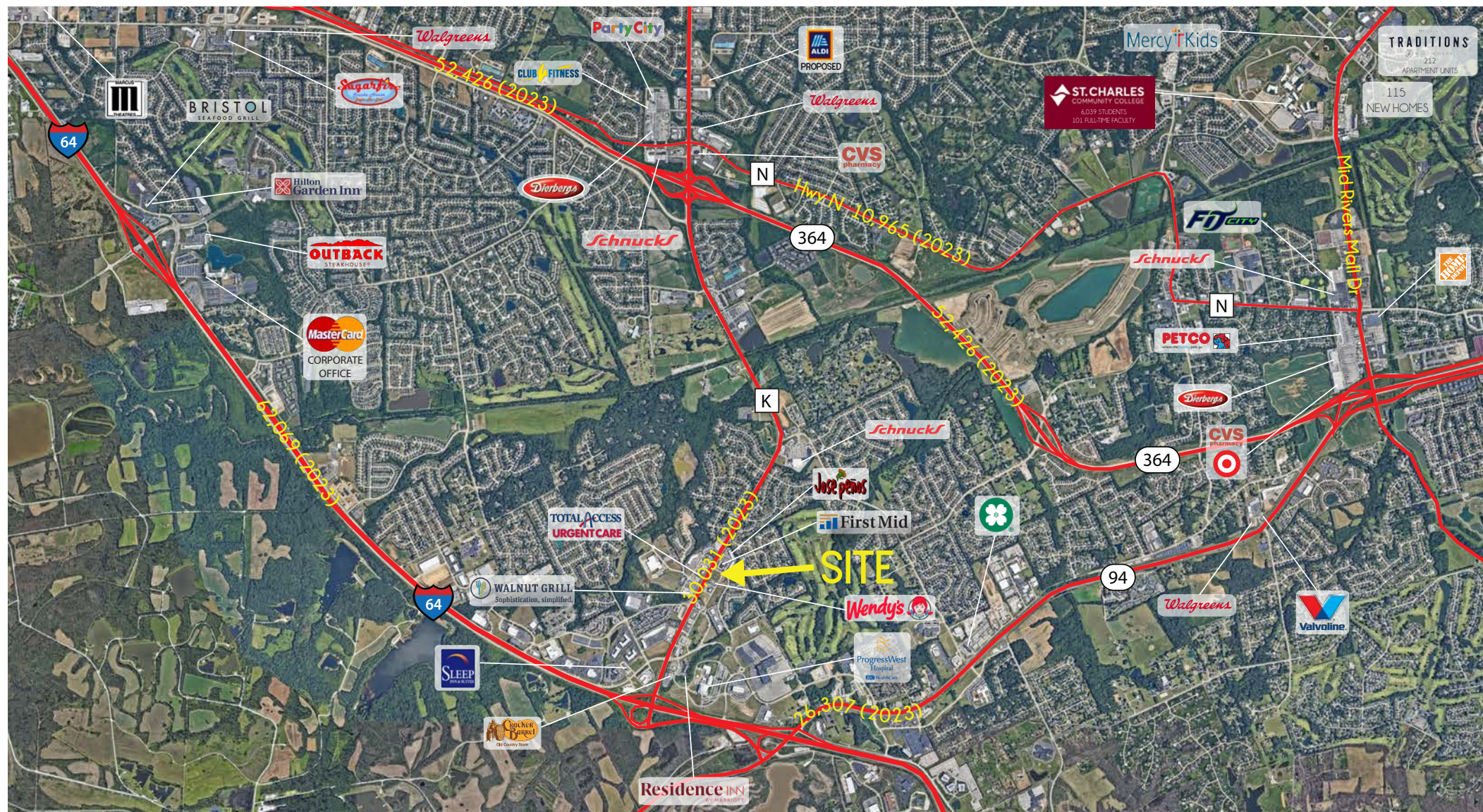
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