

L3



DUNKIN'



Highway K



Waterbury Falls Drive



30.031 (2023)

SITE

POPEYES

K



4200 HIGHWAY K

O'FALLON, MO 63368

1.5 ACRES FOR SALE OR LEASE ON HIGHWAY K



4200 HIGHWAY K

SURVEY & DEMOGRAPHICS

PLEASE CONTACT: **L³ CORPORATION**
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- 1.5 ACRE PARCEL AVAILABLE FOR SALE OR LEASE AND CAN BE DEMISED
- LIGHTED INTERSECTION ON HIGHWAY K (30,031 VPD)
- LOCATED AT THE HARD CORNER ENTRANCE TO PROGRESS WEST HOSPITAL
- ZONED C2 GENERAL BUSINESS PUD. MOST RETAIL PERMITTED, RESTAURANTS PERMITTED, DRIVE THRU'S ALLOWED WITH CUP
- GREAT VISIBILITY AND NEW GROWTH IN THE AREA
- CALL BROKER FOR PRICING

POPULATION ANALYSIS

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

VIEW & DOWNLOAD:

DEMO REPORT



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