

3



DUNKIN'



Highway K



Waterbury Falls Drive

POPEYES

39.790 (2024)

SITE

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
 RICK SPECTOR
 314.282.9827 (DIRECT)
 314.708.2009 (MOBILE)
 RICK@L3CORP.NET



- 1.5 ACRE PARCEL AVAILABLE FOR SALE OR LEASE AND CAN BE DEMISED
- LIGHTED INTERSECTION ON HIGHWAY K (39,790 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



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

4200 HIGHWAY K

MARKET AERIAL

PLEASE CONTACT:

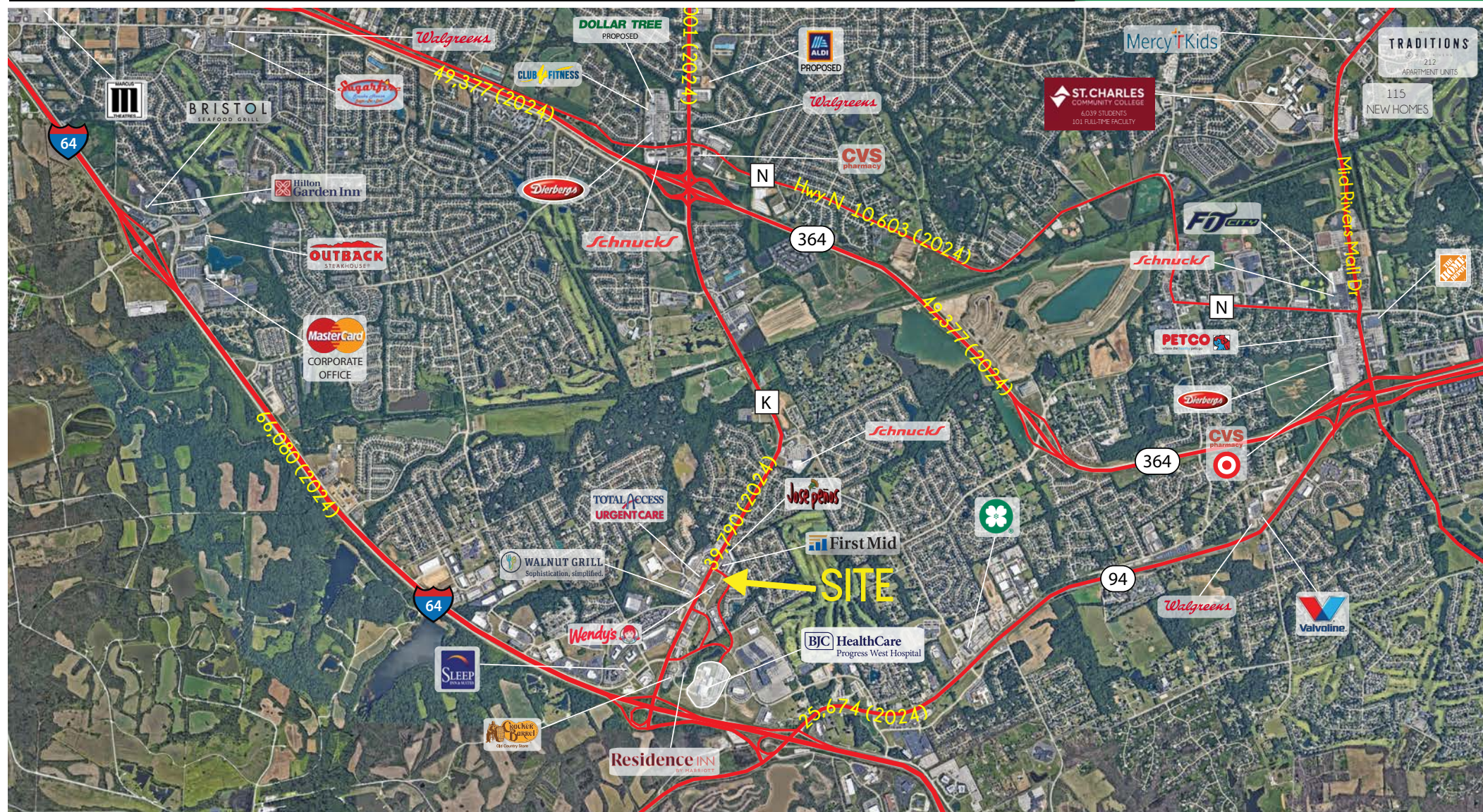
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