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201 SCOTT TROY RD. O'FALLON. IL 62269

44.75 ACRE DEVELOPMENT

MARKET INFORMATION

PLEASE CONTACT: L³ CORPORATION

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POPULATION ANALYSIS

		HOUSEHOLDS	AVG HH INCOME
	<u>3 MILE</u>	<u>3 MILE</u>	<u>3 MILE</u>
	23,917	9,725	\$102,598
	<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
	61,581	23,737	\$104,143
	<u>10 MILES</u>	<u>10 MILES</u>	<u>10 MILES</u>
	208,617	84,544	\$87,840
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O'FALLON HAS INVESTED OVER \$30 MILLION IN THE PAST DECADE TO DEVELOP A PREMIER SPORTS DESTINATION FOR BASEBALL AND SOCCER, LOCATED JUST 7 MINUTES FROM FOUR POINTS

• O'FALLON PARKS ATTRACT MORE THAN 3 MILLION VISITORS ANNUALLY

DEMO REPORT

- MEMORIAL EAST HOSPITAL DRAWS 100,000 NEW VISITORS EACH YEAR, WHILE ST. ELIZABETH'S HOSPITAL BRINGS IN 250,000 VISITORS TO THE EMERGING "HEALTHCARE HIGHWAY" ON I-64
- SCOTT AIR FORCE BASE EMPLOYS 13,000 PEOPLE, WITH A PAYROLL OF NEARLY \$2.4 BILLION, CONTRIBUTING AN ANNUAL ECONOMIC IMPACT OF \$3 BILLION TO THE REGION
- THE REGIONAL APPEAL OF O'FALLON GENERATES NEARLY \$315 MILLION IN ANNUAL FOOD AND DRINK DEMAND AND OVER \$3 BILLION IN ANNUAL RETAIL DEMAND

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MCKENDREE METRO REC PLEX

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AMENITIES INCLUDE

- Facility: 160,000 square feet
- Ice Rinks: Two NHL regulation rinks, including one with seating for over 2,500
- Swimming Pool: 25-meter by 25-yard competition pool with two 1-meter springboards, two 3-meter springboards, and a 5-meter diving board
- Recreational Pool: Features a zero-entry area and a four-lane practice lap pool
- Gymnasium and Fitness Center: Half-court gymnasium with fitness facilities
- Event Hosting: Ideal for birthday parties, annual conventions, ice and aquatic tournaments, boat and car shows

Annual Visitation: **OVER** 1,300,000



SERVING ORGANIZATIONS

- **McKendree University:** Supports ice and aquatic sports including men's and women's hockey, swimming and diving, and water polo
- Southern Illinois IceHawks: Local youth hockey association
- Local High Schools: Six teams participating in the Mississippi Valley Club Hockey Association
- **Regional and Sectional Events:** Capable of hosting hockey and ice skating events, as well as NCAA Division II tournaments in basketball, hockey, volleyball, and wrestling
- Seahawks Youth Swim Team: Provides facilities for local youth swimmers

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SITE PLAN



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SPACE		<u>SF</u>	
METRO RE	C PLEX	160,000 SF	
(NOV	V OPEN)		
PROPOSEI	D GROCER	70,000 SF	
LOT 1		3.95 AC	
LOT 3		0.65 AC	
LOT 4A		1.49 AC	
LOT 4B		1.56 AC	
LOT 4C		1.20 AC	
LOT 4D		1.26 AC	
LOT 4E		TBD	
LOT 5		0.61 AC	
LOT 6	UNDER CC	NSTRUCTION	



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MARKET AERIAL

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Commercial Real Estate

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