

PLEASE CONTACT:

L³ CORPORATION
RICK SPECTOR

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MARKET INFORMATION

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
3 MILE	<u>3 MILE</u>	3 MILE
23,917	9,725	\$102,598
<u>5 MILES</u> 61,581	<u>5 MILES</u> 23,737	<u>5 MILES</u> \$104,143
10 MILES	10 MILES	10 MILES
208,617	84,544	\$87,840



DEMO REPORT



- 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
- 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



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

FOUR POINTS CENTER



SPACE SF **METRO REC PLEX** 160,000 SF (NOW OPEN)

PROPOSED 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 CONSTRUCTION**



FOUR POINTS CENTER

MARKET AERIAL

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