



FOUR POINTS CENTER

201 SCOTT TROY RD. O'FALLON, IL 62269

44.75 ACRE DEVELOPMENT

FOUR POINTS CENTER

MARKET INFORMATION

PLEASE CONTACT:

TIM GEARHART

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L³ CORPORATION

RICK SPECTOR




DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

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POPULATION ANALYSIS

POPULATION	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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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

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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

SF

METRO REC PLEX	160,000 SF
(NOW OPEN)	
PROPOSED GROCCER	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



