

2376-2400 Highway K
 O'Fallon, MO 63368

1,200-SQUARE FOOT RETAIL
AVAILABLE FOR LEASE



HUTKIN PROPERTIES GROUP, LLC
 10829 Olive Boulevard
 Suite 200
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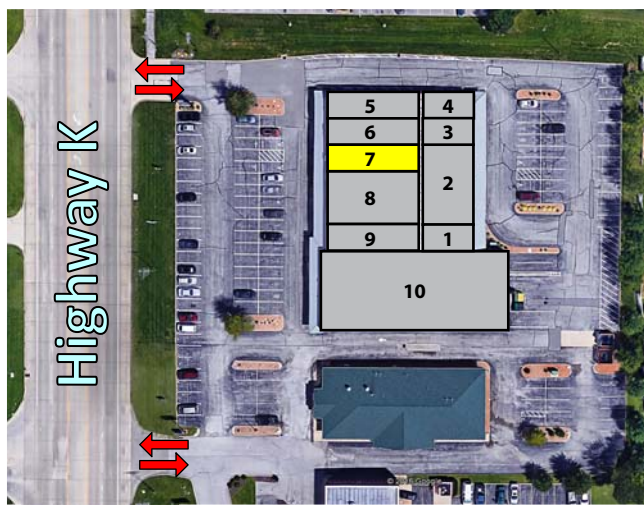
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- Access to signalized intersection
- Unobstructed visibility on Highway K
- Anchored by Aaron's and adjacent to Target, Kohl's, Michael's, PetSmart and Buffalo Wild Wings
- Other neighboring retailers include Wal-Mart, Lowes, Home Depot, Schnuck's and Dierberg's
- Prominent signage available
- **Asking Rate for 1,200 SF Retail: \$16.00 PSF NNN**

DEMOGRAPHICS	1 MILE	3 MILE
Population:	15,439	88,075
Daytime Employment:	3,368	22,312
Households:	5,202	30,912
Avg. Household Income:	\$95,229	\$101,975
ANNUAL AVERAGE DAILY TRAFFIC		(2017)
Highway K:	40,751 vehicles	

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NO.	ADDRESS	STATUS	SIZE (SF)
1	2376 Hwy K	Occupied	800
2	2380 Hwy K	Occupied	2,400
3	2384 Hwy K	Occupied	800
4	2386 Hwy K	Occupied	800
5	2388 Hwy K	Occupied	1,200
6	2390 Hwy K	Occupied	1,200
7	2392 Hwy K	AVAILABLE	1,200
8	2394 Hwy K	Occupied	2,400
9	2398 Hwy K	Occupied	1,200
10	2400 Hwy K	Occupied	8,400

