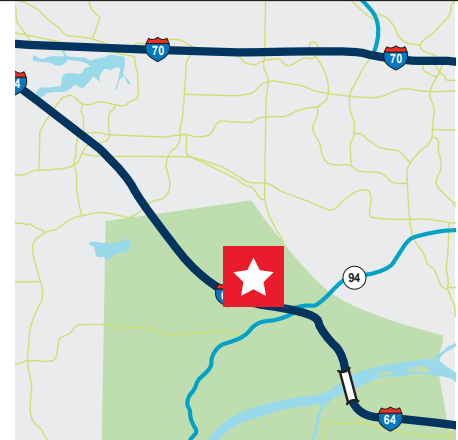




## Property Highlights

- The available out parcels are part of the 75,000 SF Labour Centre
  - Lot 4B 1.02 Acres
  - Lot 4C 1.61 Acres
  - Lot 4D 1.51 Acres
- The site is positioned at the signalized intersection of Hwy K & Technology Dr. in O'Fallon, MO, one of St. Louis' most explosive growth suburbs
- Excellent visibility and convenient access to Hwy 40/64
- Major area retailers include: Kohl's, Shop n Save, Office Max, Old Navy, Petsmart, Gordman's, Wal-Mart, Target, Lowe's and Home Depot
- Highway K Traffic Count: Approximately 47,933 VPD
- Highway 40/64 Traffic Count: Approximately 68,695 VPD



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**CUSHMAN & WAKEFIELD**

FOR SALE

**1.02 - 1.61 Acres Outlots**

Highway K & Technology Dr / O'Fallon, MO 63368



Demographics	1.00 mile	3.00 mile	5.00 mile
Estimated Population	3,871	29,794	87,763
Avg HH Income	\$98,341	\$99,474	\$90,010
Number of Daytime Employees	2,406	13,919	37,816

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