



Key Features:

- ★ Premier location with Interstate visibility
- ★ 56,177 sq ft Stand-Alone big box
- ★ Renovated in 2008 - heavy power, ample parking, roof still under warranty
- ★ Growing population & above average incomes
- ★ Commercial zoning - many potential uses:
 - Medical, Storage, Industrial, Retail, Co-Working, Education, Professional, Conference/banquet, Group Home, etc



	1 Mile	3 miles	5 Miles
2020 Total Population	4,317	43,708	113,322
2020 AVG HH / \$	\$68,509	\$77,374	\$75,039

410 Crestview Drive
O'Fallon, MO 63366
636-272-4200 | lpigroup.us

Steven Denny
sdenny@innovativeba.com
(636) 699-8044