

FOR LEASE

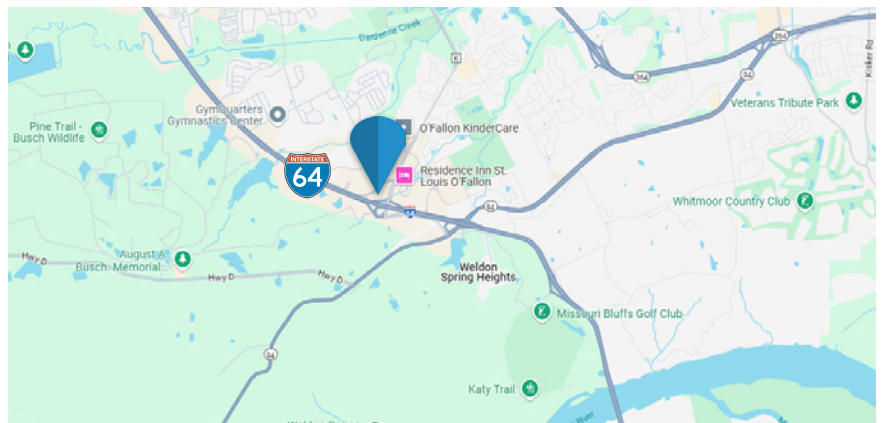
1111-1143 Technology Drive
O'Fallon, MO 63368



***NOTE: this is a photo of proposed elevation, final construction may vary slightly**

- Corner Development Site
- Proposed Retail Center
- 12,000+/- sf Total with Divisible Bays
- Delivered in White Box Condition

\$26/SF + NNN



Ken Wedberg

Cell: 314-374-6670

Office: 314-446-7540

wedberg@realtyexchangeweb.com

Dianne Graham

Cell: 314-757-7252

Office: 314-336-1970

graham@realtyexchangeweb.com

Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned Development Site, 1111-1143 Technology Drive, O'Fallon, MO 63368.

Highlights

- Corner Development Site
- Proposed Retail Center
- 12,000+/- sf Total with Divisible Bays
- Delivered in White Box Condition
- Surrounded by High Density Apartments and Residential
 - Avenue64 Apartments - 316 Units
 - Southernside Apartments - 220 Units
 - Preserve at Research Park Apartments - 253 Units
- In Immediate Proximity to National Credit and Local Businesses
- Easy Access to Highway 64 and Highway K



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Location



Demographics	1 Mile	3 Mile	5 Mile
Population	5,710	34,523	98,338
Households	2,136	12,548	35,617
Average Household Income	\$170,705	\$155,399	\$147,553
Traffic Volume	32,545	61,031	97,799

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Demographics



2,136

HOUSEHOLDS



5,710

POPULATION



2.82

AVERAGE
HOUSEHOLD SIZE



\$170,705

AVERAGE
HOUSEHOLD INCOME



\$397,004

AVERAGE
HOUSING VALUE



98.6%

EMPLOYMENT



81.4%

WHITE COLLAR
WORKERS

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