



For Information Contact:

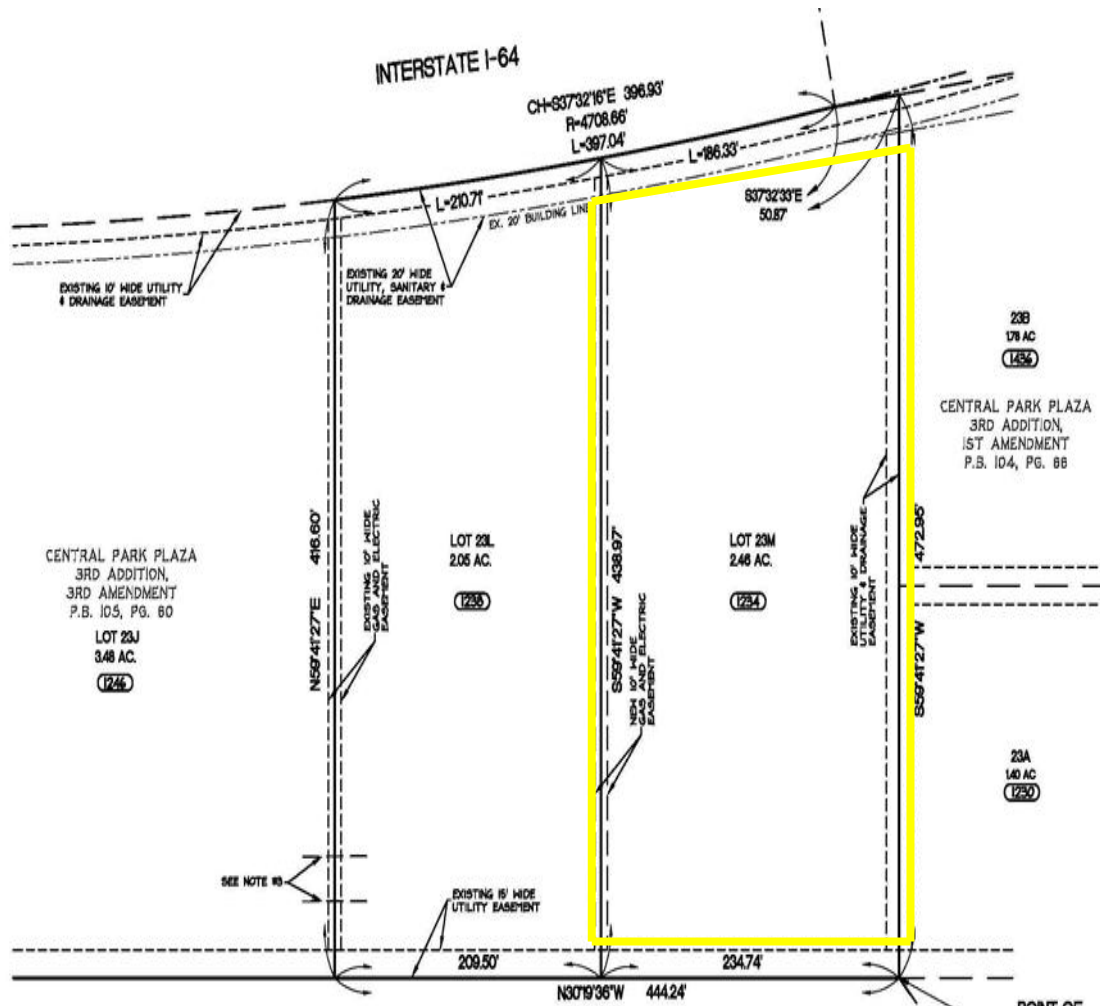
JAY COHEN
 314-469-7400 (o)
 314-303-9400 (m)
 Jay@L3Corp.net



211 North Lindbergh Boulevard, Suite 150 • St. Louis, MO 63141 (t) 314-469-7400 (f) 314-576-9768 • www.L3Corp.net

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

LOT 23 M - 2.46 ACRES +/-
1234 Central Park Drive • O'Fallon, IL



PROPERTY OVERVIEW

- Unsurpassed interstate visibility.
- Interstate pylon signage available.
- Easily accessible by both O'Fallon & Shiloh exits.
- Area retailers include Target, Dierberg's, World Market, Michael's and Ashley Furniture.
- Traffic Count I-64 — 53,800 ADT (2008)
- Treated for undermining.
- Off-Site Detention

DEMOGRAPHICS

| 2012 Estimates | 1 mile | 3 miles | 5 miles |
|----------------|----------|----------|----------|
| Population | 5,126 | 47,013 | 99,300 |
| Households | 2,145 | 18,901 | 40,235 |
| Avg HH Income | \$75,944 | \$80,422 | \$73,942 |

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