



Schnucks
FRESH FOODS

ENTER HERE



DARDENNE CROSSING

3029 STATE HWY R O'FALLON, MO 63368

1,400 SF SPACE AVAILABLE IN SCHNUCKS ANCHORED CENTER



DARDENNE CROSSING

DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

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[SITE PLAN](#)

[MARKET AERIAL](#)

VISIT METRICS

APR 1st, 2023 - MAR 31st, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



907 K

VISITORS



146.2 K

VISIT FREQUENCY



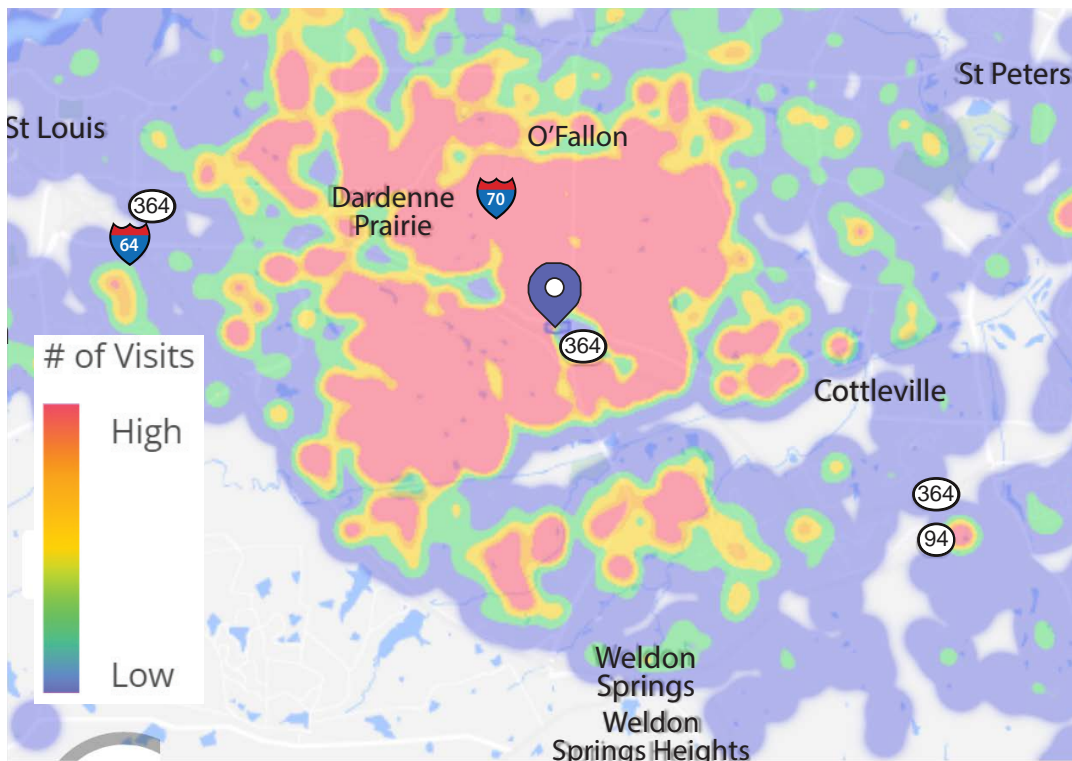
6.21

AVG. DWELL TIME



26 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

| | | | | |
|---------------|--|----------------------------|-----------------------------|-----------------------------|
| POPULATION | | <u>1 MILE</u> 11,271 | <u>3 MILES</u> 82,585 | <u>5 MILES</u> 166,131 |
| HOUSEHOLDS | | <u>1 MILE</u> 3,634 | <u>3 MILES</u> 27,992 | <u>5 MILES</u> 59,174 |
| AVG HH INCOME | | <u>1 MILE</u> \$130,202 | <u>3 MILES</u> \$122,836 | <u>5 MILES</u> \$115,345 |



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

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.

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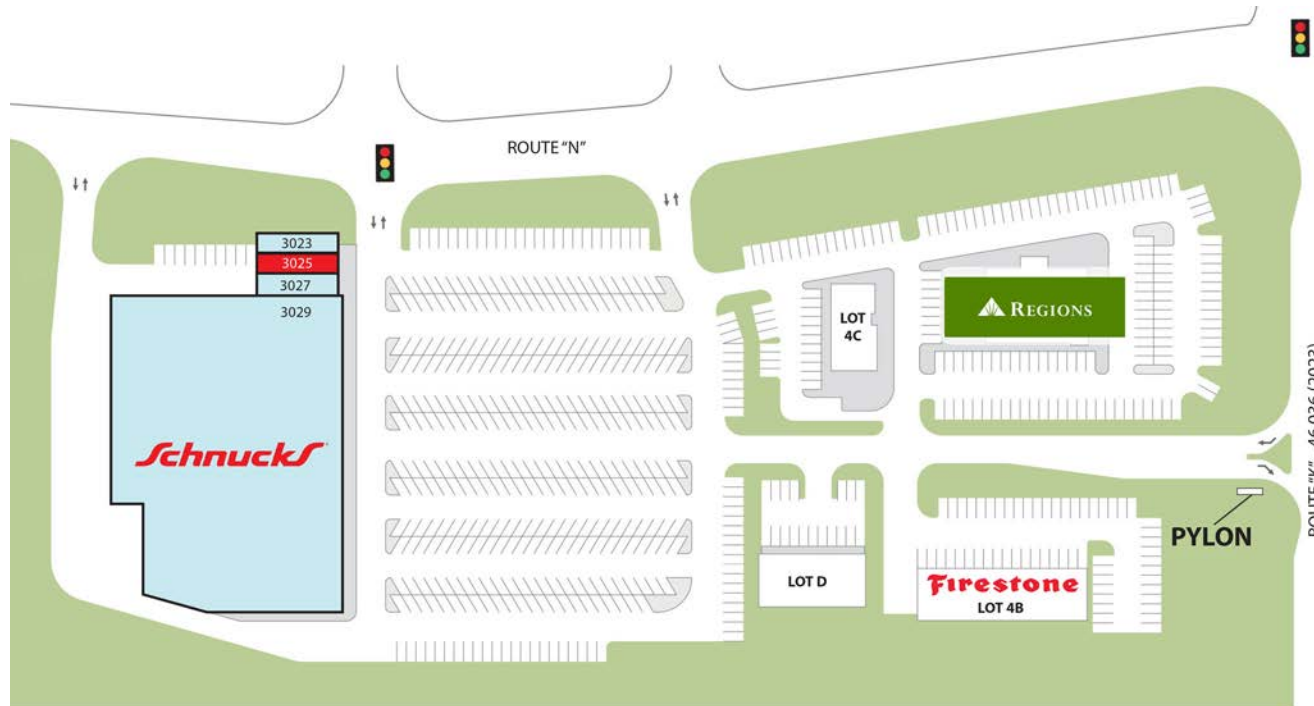
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| <u>SPACE</u> | <u>TENANT</u> | <u>SF</u> |
|--------------|-----------------------------|-----------|
| 3023 | PICKLEMAN'S | 1,400 |
| 3025 | AVAILABLE 6/24/24 | 1,400 |
| 3027 | FRENCHIE'S MODERN NAIL CARE | 1,297 |
| 3029 | SCHNUCKS | 63,333 |
| LOT 4A | REGIONS BANK | 0 |
| LOT 4B | FIRESTONE | 0 |
| LOT 4C | O'FALLON COVENANT | 0 |
| LOT D | COOL VENTURES, LLC | 0 |

- 1,400 SF COMING AVAILABLE JUNE 24TH
- AT THE INTERSECTION OF HIGHWAYS' N, K & 364 BOASTING A COMBINED 105,619 VEHICLES PER DAY
- LOCATED IN A HIGH-GROWTH COMMUNITY WHICH HAS HAD A 40% POPULATION INCREASE IN THE LAST DECADE
- ANCHORED BY MARKET DOMINANT GROCER, SCHNUCKS MARKET
- AFFLUENT COMMUNITY WITH AN AVERAGE HOUSEHOLD INCOME OF \$122,000+ IN A 3 MILE RADIUS



Commercial
Real Estate

DARDENNE CROSSING

MARKET AERIAL

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