



DARDENNE CROSSING

3029 STATE HWY R O'FALLON, MO 63368

1,400 SF SPACE AVAILABLE IN
SCHNUCKS ANCHORED CENTER

XTEAM
RETAIL ADVISORS

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

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

VISIT METRICS JAN 1st, 2024 - DEC 31st, 2024 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



906 K

VISITORS



148 K

VISIT FREQUENCY



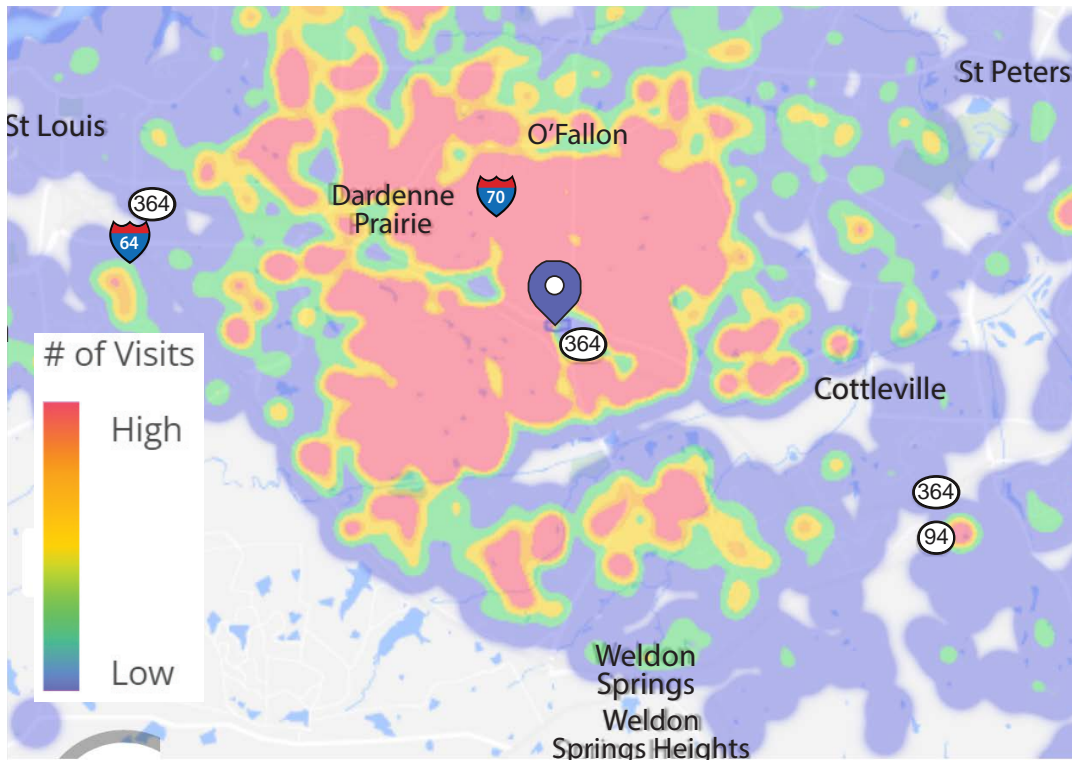
6.14

AVG. DWELL TIME



26 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

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



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

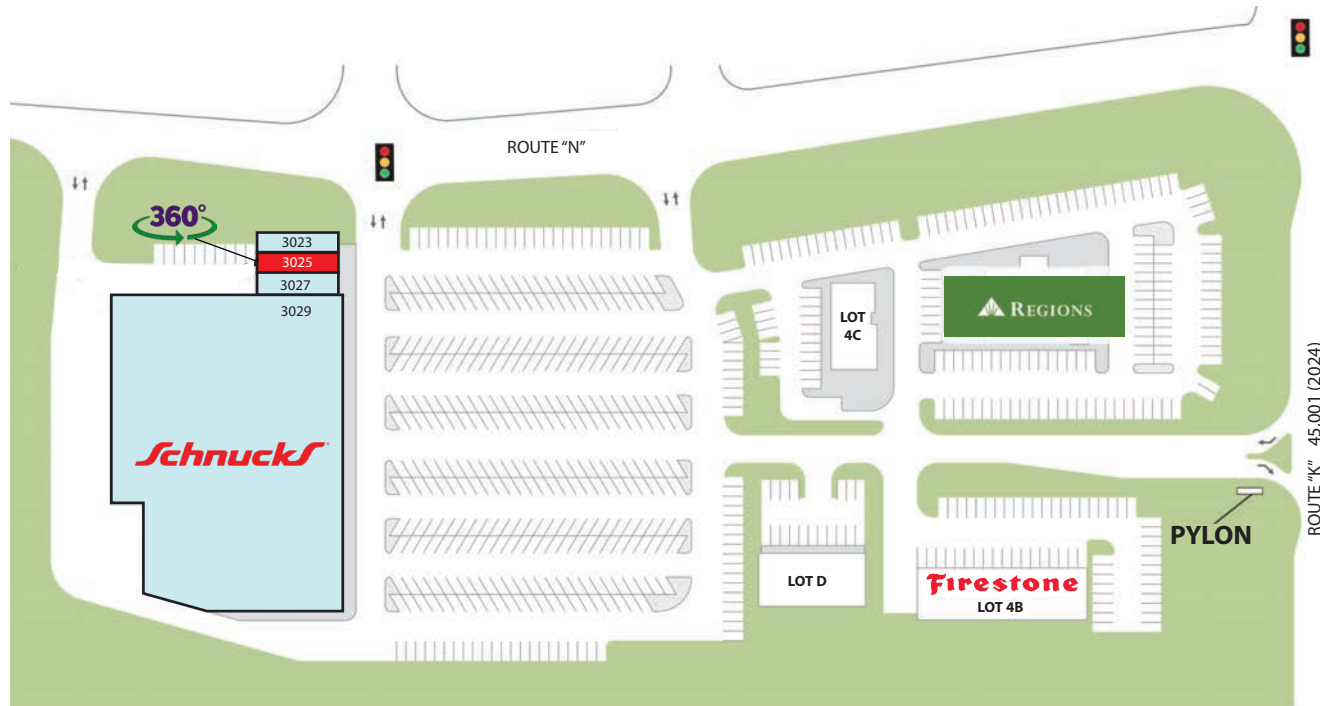
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SITE PLAN

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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
3023	PICKLEMAN'S	1,400
3025	AVAILABLE	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

- AT THE INTERSECTION OF HIGHWAYS' N, K & 364 BOASTING A COMBINED 101,676 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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RICH SPECTOR

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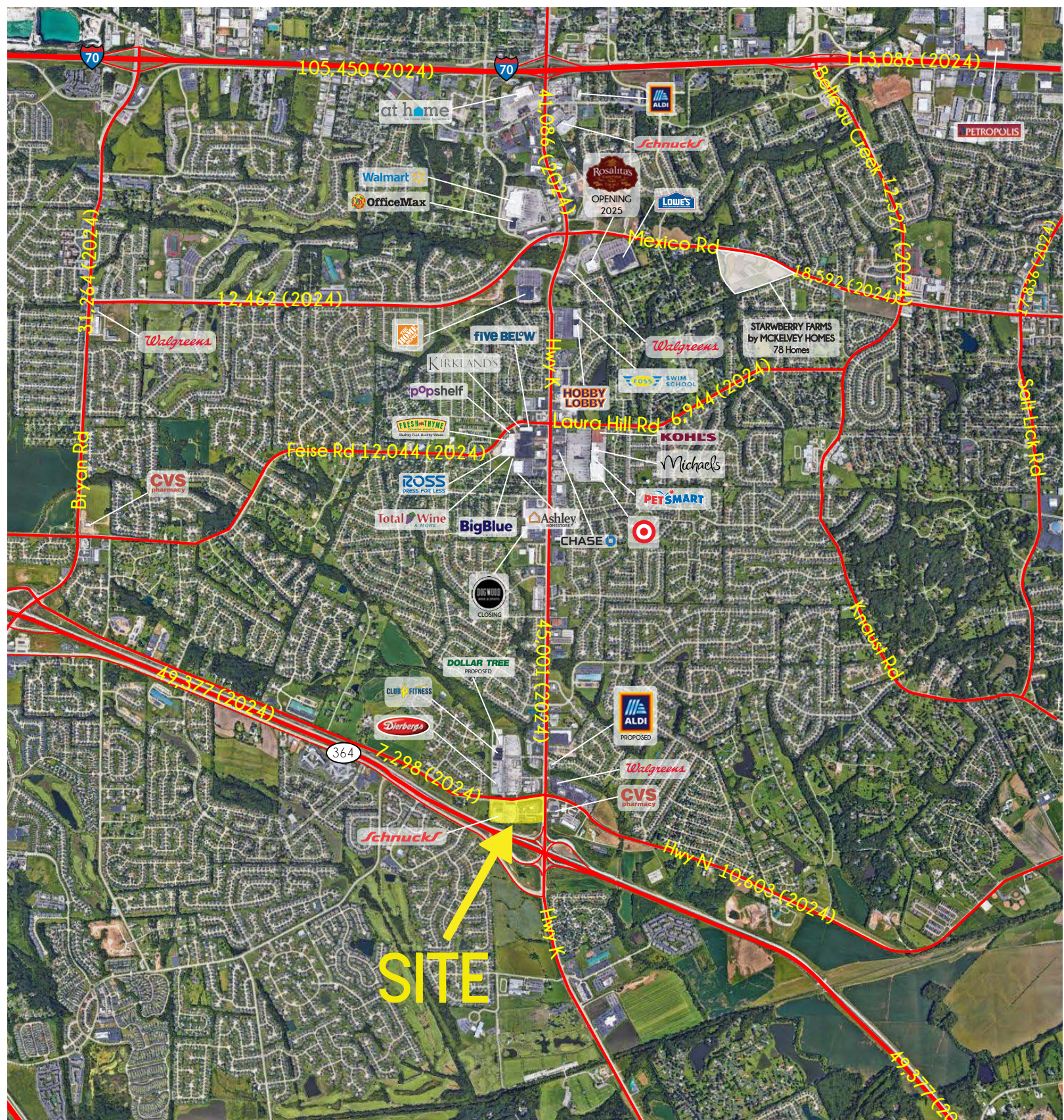
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