



frenchies
modern nail care

AVAILABLE

Pickleman's

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: L³ CORPORATION

LAYLA MABIE	RICK SPECTOR
314.282.9883 (DIRECT)	314.282.9827 (DIRECT)
314.399.0282 (MOBILE)	314.708.2009 (MOBILE)
LAYLA@L3CORP.NET	RICK@L3CORP.NET

GO TO:

SITE PLAN

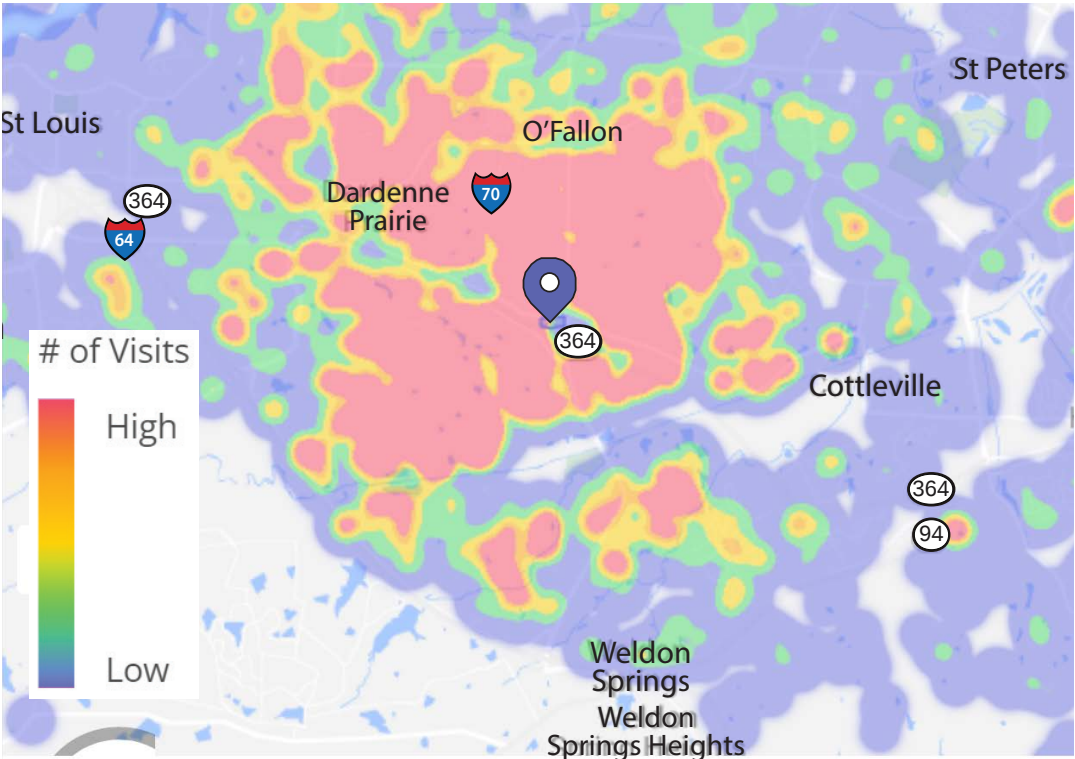
MARKET AERIAL

VISIT METRICS

JULY 1st, 2024 - JUNE 30th, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
892.5 K	144.1 K	6.21	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

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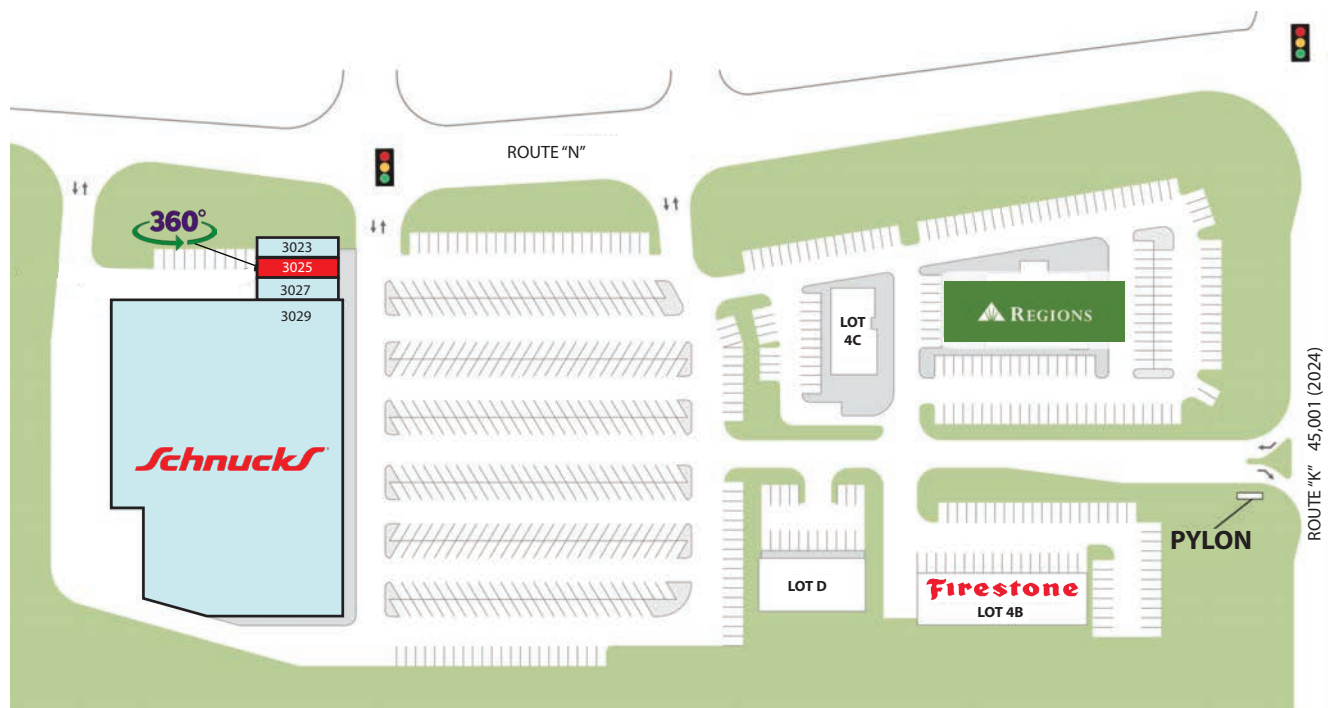
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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
3023	PICKLEMAN'S	1,400
3025	AVAILABLE	1,400
3027	FRENCHIE'S MODERN NAIL CARE	1,297
3029	SCHNUCKS	63,333
LOT 4A	REGIONS BANK	0
LOT 4B	FIRESTONE	0
LOT 4C	O'FALLON COVENANT	0
LOT D	COOL VENTURES, LLC	0

- 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



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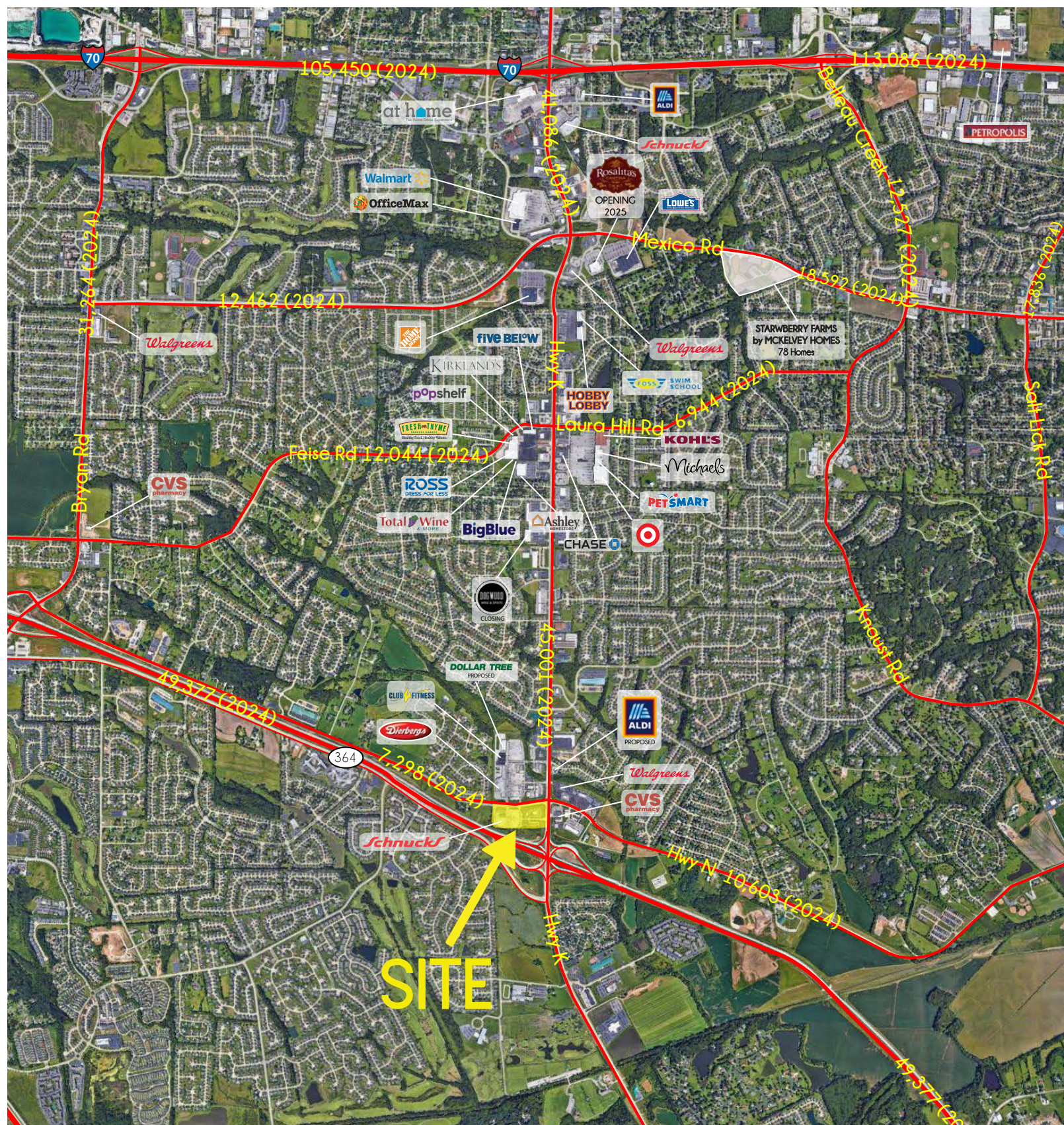
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