



DARDENNE CROSSING

3029 STATE HWY K O'FALLON, MO 63368

FULLY LEASED SCHNUCKS
ANCHORED SHOPPING CENTER

DARDENNE CROSSING

DEMOGRAPHICS

PLEASE CONTACT:

LAYLA MABIE

314.282.9838 (DIRECT)

314.399.0282 (MOBILE)

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L³ CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

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RSPECTOR@L3CORPORATION.COM

GO TO:

SITE PLAN

MARKET AERIAL

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACERA.I

VISITS/YEAR



920.9 K

VISITORS



148.6 K

VISIT FREQUENCY



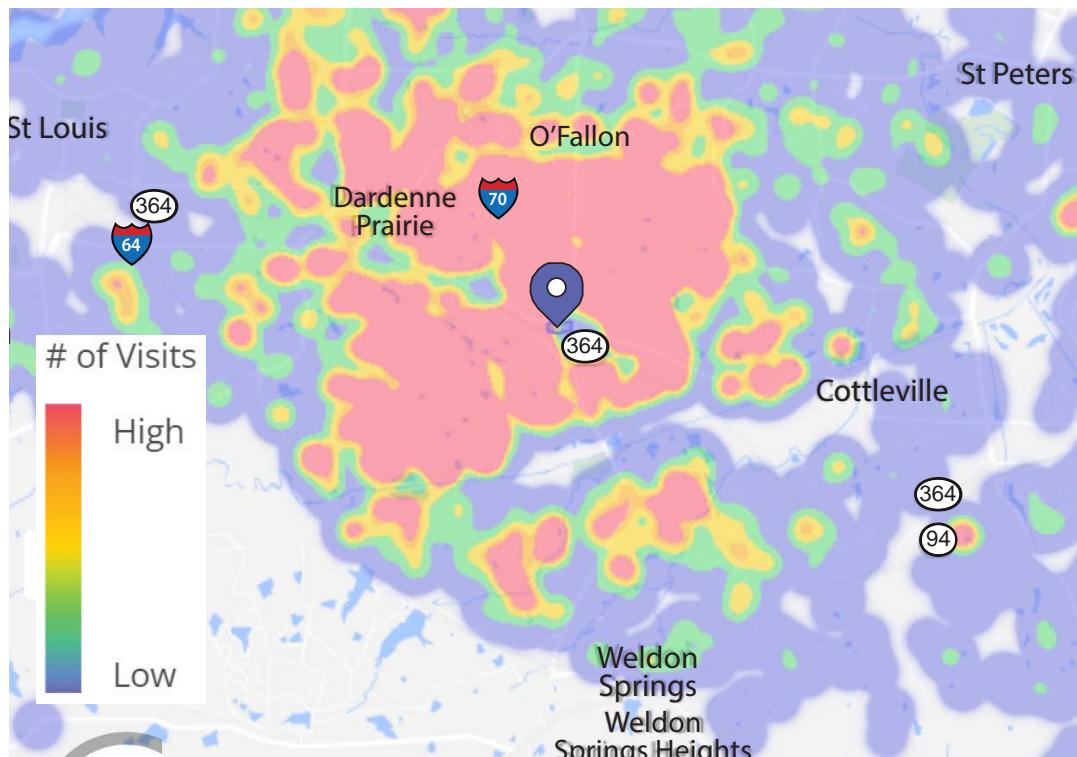
6.2

AVG. DWELL TIME



26 MIN

HEAT MAP • PER PLACERA.I



POPULATION ANALYSIS

POPULATION



1 MILE

11,271

3 MILES

82,585

5 MILES

166,131

HOUSEHOLDS



1 MILE

3,634

3 MILES

27,992

5 MILES

59,174

AVG HH INCOME



1 MILE

\$130,202

3 MILES

\$122,836

5 MILES

\$115,345

VIEW & DOWNLOAD:
PLACER.AI REPORT



DEMO REPORT

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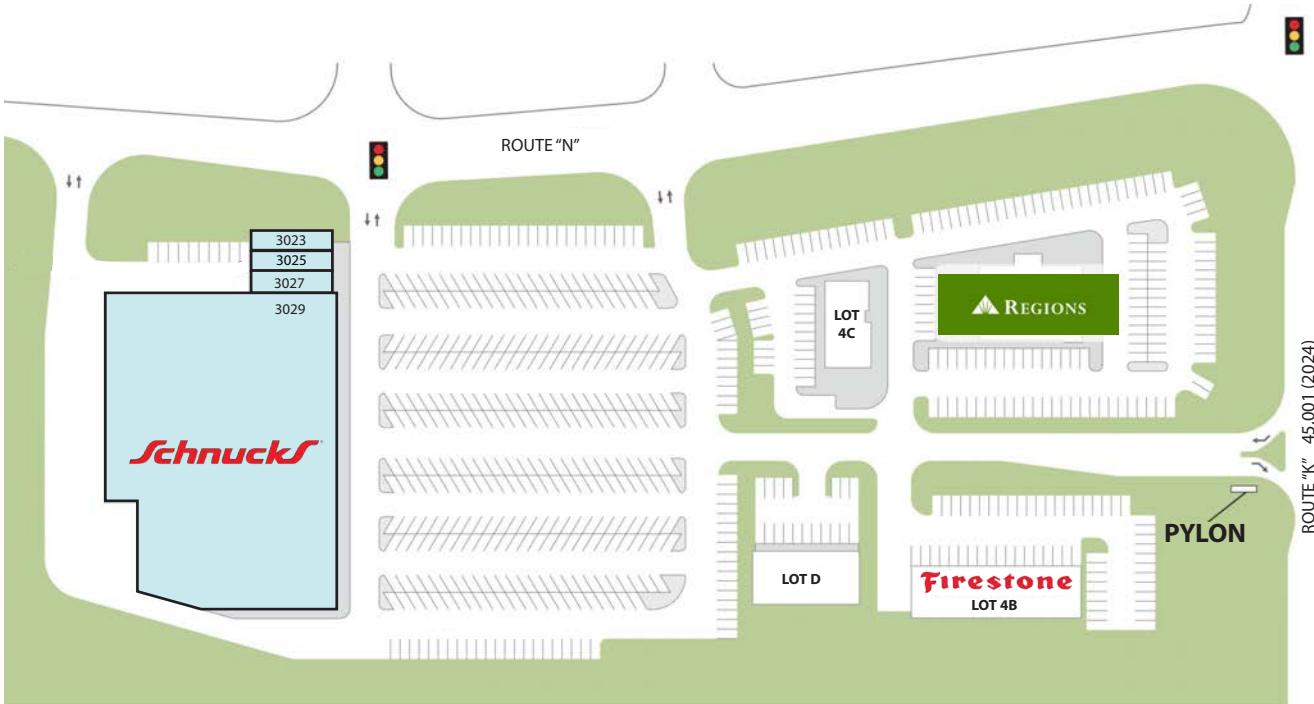
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SPACE	TENANT	SF
3023	PICKLEMAN'S	1,400
3025	O'FALLON BARBERSHOP	1,400
3027	FRENCHIE'S MODERN NAIL CARE	1,297
3029	SCHNUCKS	63,333
LOT 4A	REGIONS BANK	0
LOT 4B	FIRESTONE	0
LOT 4C	O'FALLON COVENANT	0
LOT D	COOL VENTURES, LLC	0

- 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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