



# DARDENNE CROSSING

3029 STATE HWY R O'FALLON, MO 63368

FULLY LEASED SCHNUCKS  
ANCHORED SHOPPING CENTER

# DARDENNE CROSSING

## SITE PLAN

PLEASE CONTACT:

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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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REPORT**



### POPULATION ANALYSIS

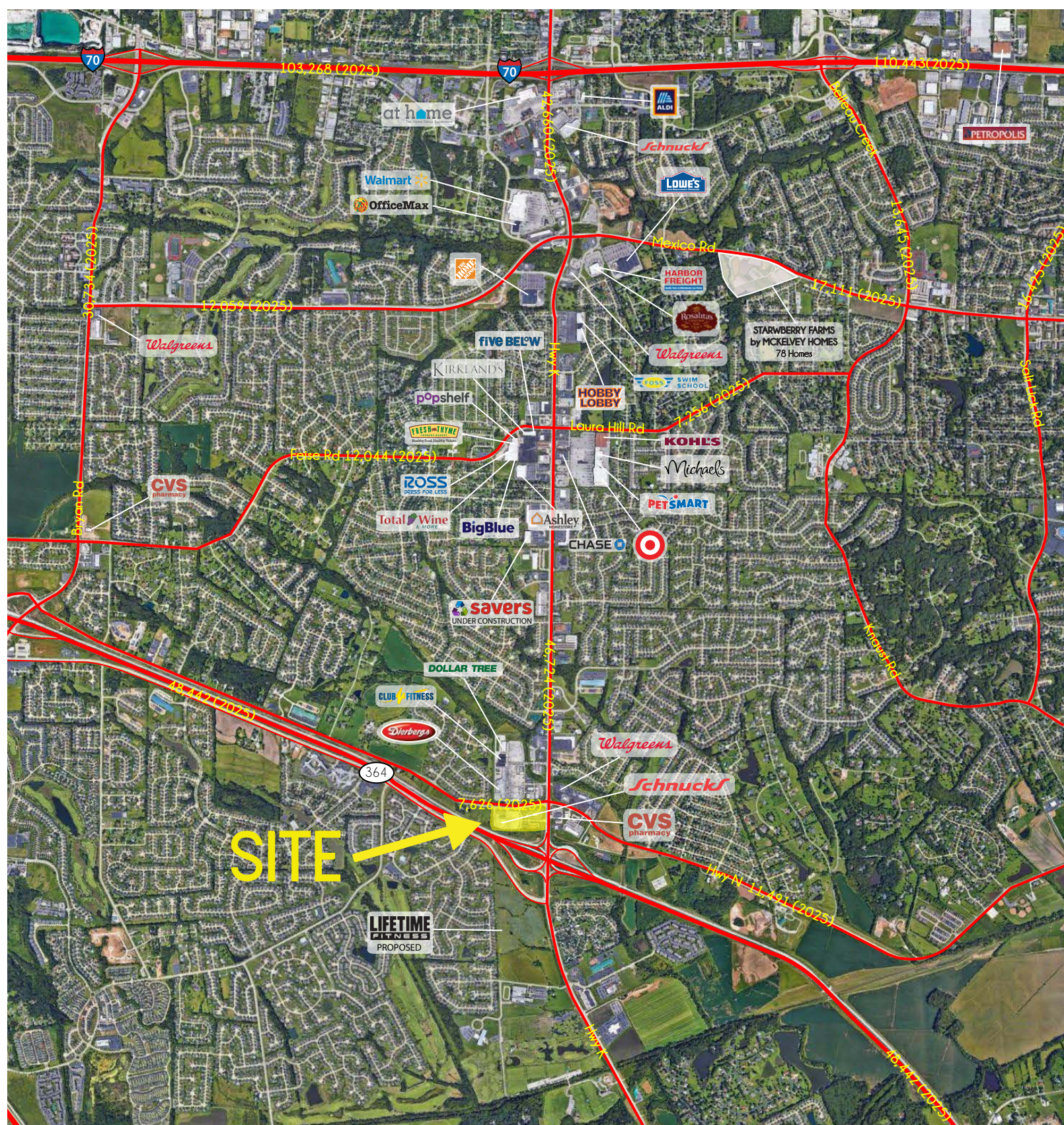
| POPULATION    |  | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|---------------|--|---------------|----------------|----------------|
|               |  | 11,271        | 82,585         | 166,131        |
| HOUSEHOLDS    |  | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|               |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

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. Th 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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## MARKET AERIAL

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