



**XTEAM**  
RETAIL ADVISORS

## DARDENNE CROSSING

3029 STATE HWY K O'FALLON, MO 63368

# DARDENNE CROSSING

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

## VISIT METRICS JAN 1<sup>st</sup>, 2023 - DEC 31<sup>st</sup>, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



754.1 K

VISITORS



146.7 K

VISIT FREQUENCY



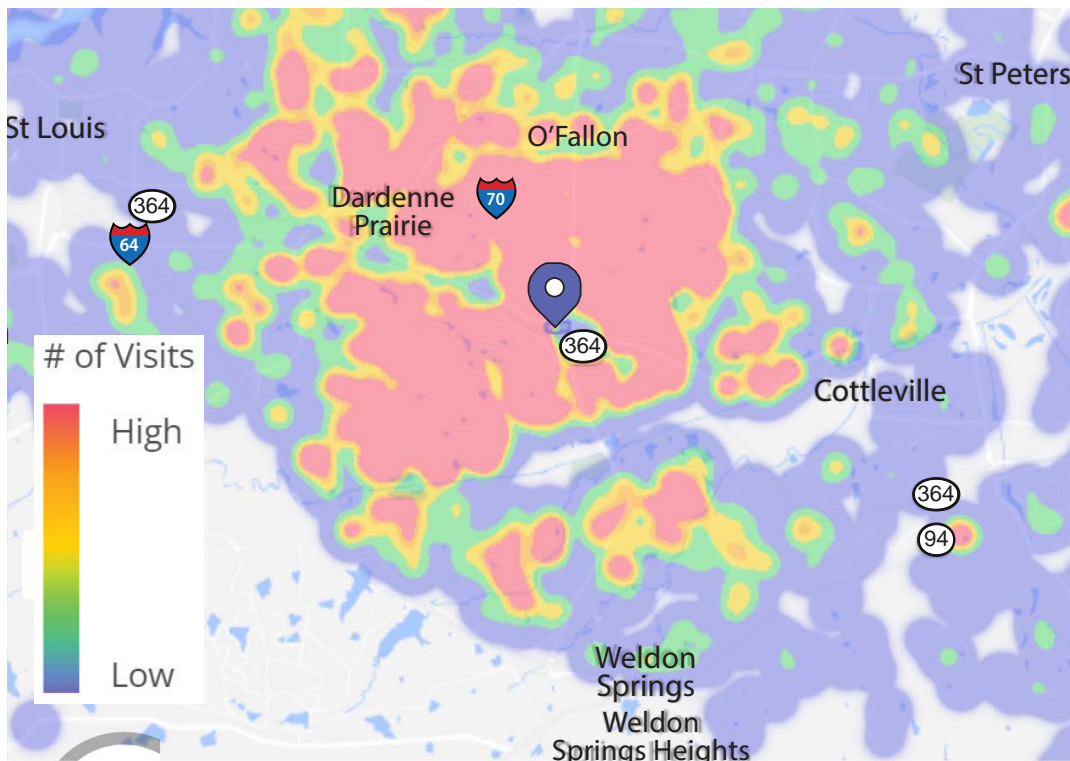
5.14

AVG. DWELL TIME






37 MIN

## HEAT MAP • PER PLACER.AI



## 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



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

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# DARDENNE CROSSING

## SITE PLAN

PLEASE CONTACT:

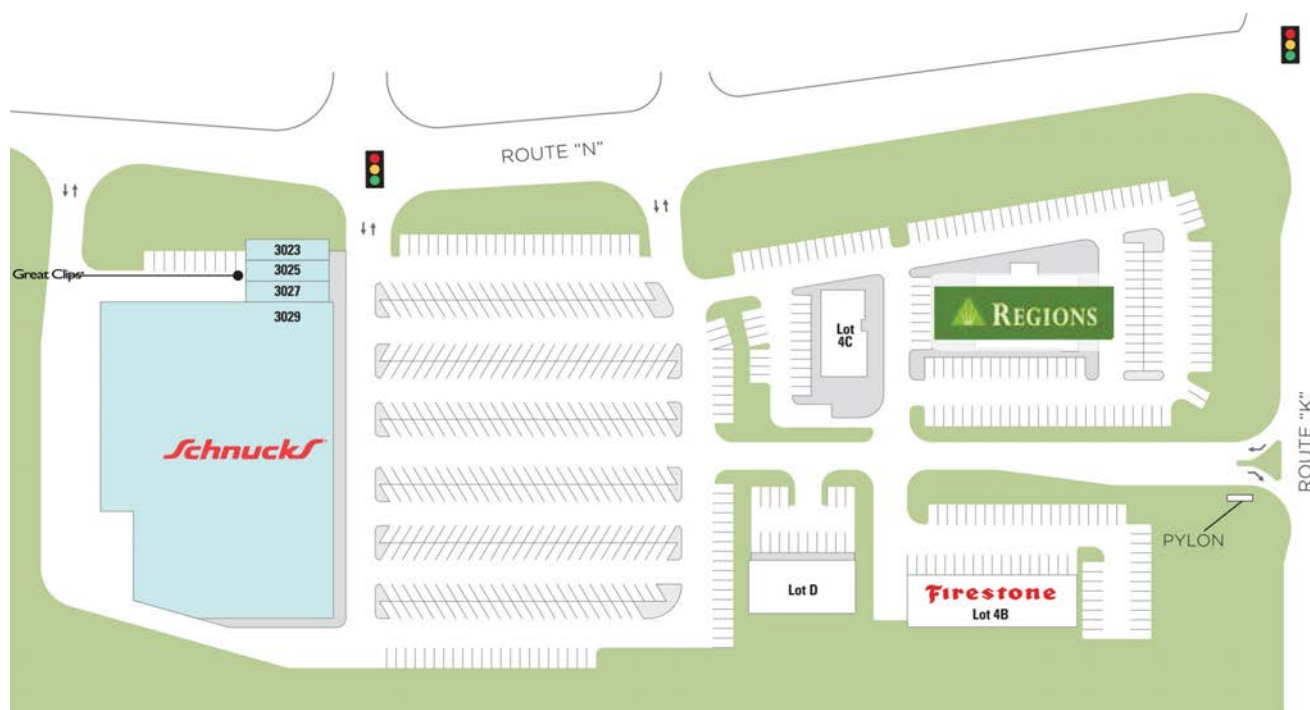
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<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
3023	PICKLEMAN'S	1,400
3025	GREAT CLIPS	1,400
3027	FRENCHIE'S MODERN NAIL CARE	1,297
3029	SCHNUCKS	63,333
LOT 4A	REGIONS BANK	0
LOT 4B	FIRESTONE	0
LOT 4C	O'FALLON COVENANT	0
LOT D	COOL VENTURES, LLC	0

- AT THE INTERSECTION OF HIGHWAYS' N, K & 364 BOASTING A COMBINED 98,462 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 \$110,000+ IN A 3 MILE RADIUS
- 163,515 POPULATION WITHIN FIVE MILES OF PROPERTY





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## MARKET AERIAL

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