

L3

Slyman Bros
APPLIANCES

STEPPIN' UP
DANCE
PRODUCTION

BRICKS & MINIFIGS

US TITLE

FRENCH
NAILS & SPA

SITE

126'

238'



PROPOSED
DEVELOPMENT

100 CROSSROADS PLAZA

O'FALLON, MO 63368

0.69 ACRES FOR SALE OR GROUND LEASE

XTEAM
RETAIL ADVISORS

100 CROSSROADS PLAZA

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION




RICK SPECTOR

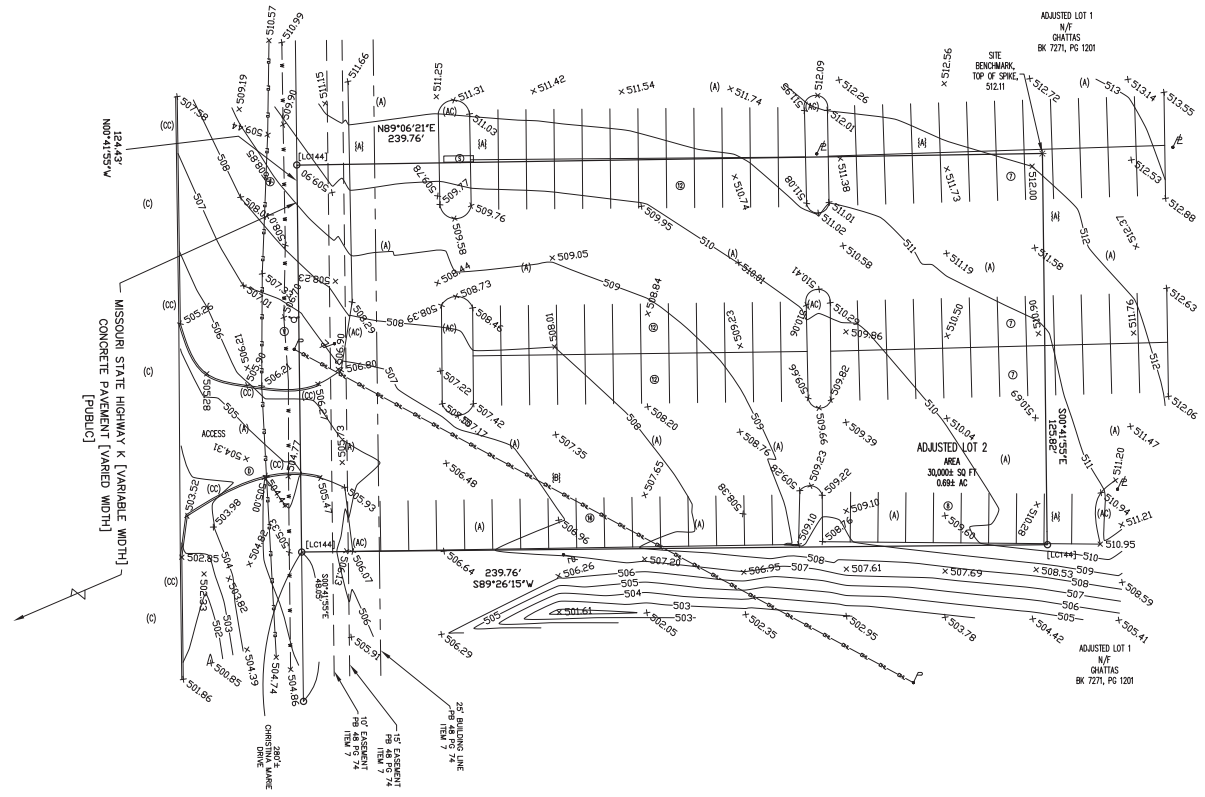
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POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
		
<u>1 MILE</u>	<u>1 MILE</u>	<u>1 MILE</u>
12,134	3,907	\$114,871
<u>3 MILES</u>	<u>3 MILES</u>	<u>3 MILES</u>
87,063	29,671	\$112,858
<u>5 MILES</u>	<u>5 MILES</u>	<u>5 MILES</u>
170,199	60,827	\$106,159



VIEW &
DOWNLOAD:

DEMO REPORT

- 30,000 SF (0.68 ACRES, ALL USABLE) WITH DETENTION IN PLACE
- FULL ACCESS AT MULTIPLE POINTS OFF HIGHWAY K (41,373 VPD)
- SITE HAS BEEN PAVED AND IS READY TO BE BUILT ON
- JUST NORTH OF HIGHWAY 364, LOCATED ON HIGHWAY K WITH EASE OF ACCESS
- PROPOSED GROCERY ANCHORED DEVELOPMENT THAT WILL GIVE SITE FULL ACCESS TO STOP LIGHT

100 CROSSROADS PLAZA

MARKET AERIAL

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