

TEAM

00 11

ADVISORS

# 100 CROSSROADS PLAZA

O'FALLON. MO 63368

0.69 ACRES FOR SALE OR GROUND LEASE

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 represent the current or future performance of the property. Th value of this transaction to your satisfaction the suitability of the property for your nee

## 100 CROSSROADS PLAZA

### SITE PLAN & DEMOGRAPHICS

### POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
2		6
<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

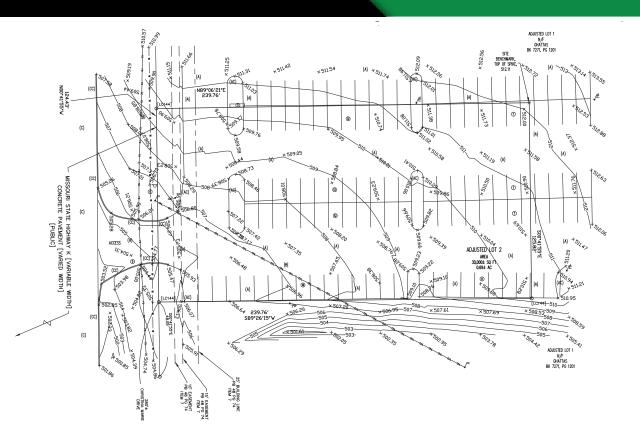
**VIEW &** 

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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



L<sup>3</sup> CORPORATION RICK SPECTOR

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### MARKET AERIAL





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