



2758-2768 STATE HWY K

O'FALLON, MO 63368

HIGHLY VISIBLE 1,600 SQ. FT. END CAP +
REAR SUITES COMING AVAILABLE IN 2024



2758-2768 HWY K

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
<u>1 MILE</u> 13,530	<u>1 MILE</u> 4,386	<u>1 MILE</u> \$117,632
<u>3 MILES</u> 91,112	<u>3 MILES</u> 31,421	<u>3 MILES</u> \$116,627
<u>5 MILES</u> 176,684	<u>5 MILES</u> 63,318	<u>5 MILES</u> \$113,051



VIEW & DOWNLOAD:
DEMO REPORT

- Highly Visible 1,600 Sq. Ft. End Cap on Highway K
- Two Suites (722 SF & 1,423 SF) Coming Available in 2024
- Traffic Count on Highway K : 45,443 VPD
- No NNN! Tenant responsible for gas and electric only
- Less than a mile from Route 364
- Join neighboring tenants: Imo's Pizza, Chuck's Hot Chicken, K&D Counter Tops

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PHOTOS

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MARKET AERIAL

PLEASE CONTACT:

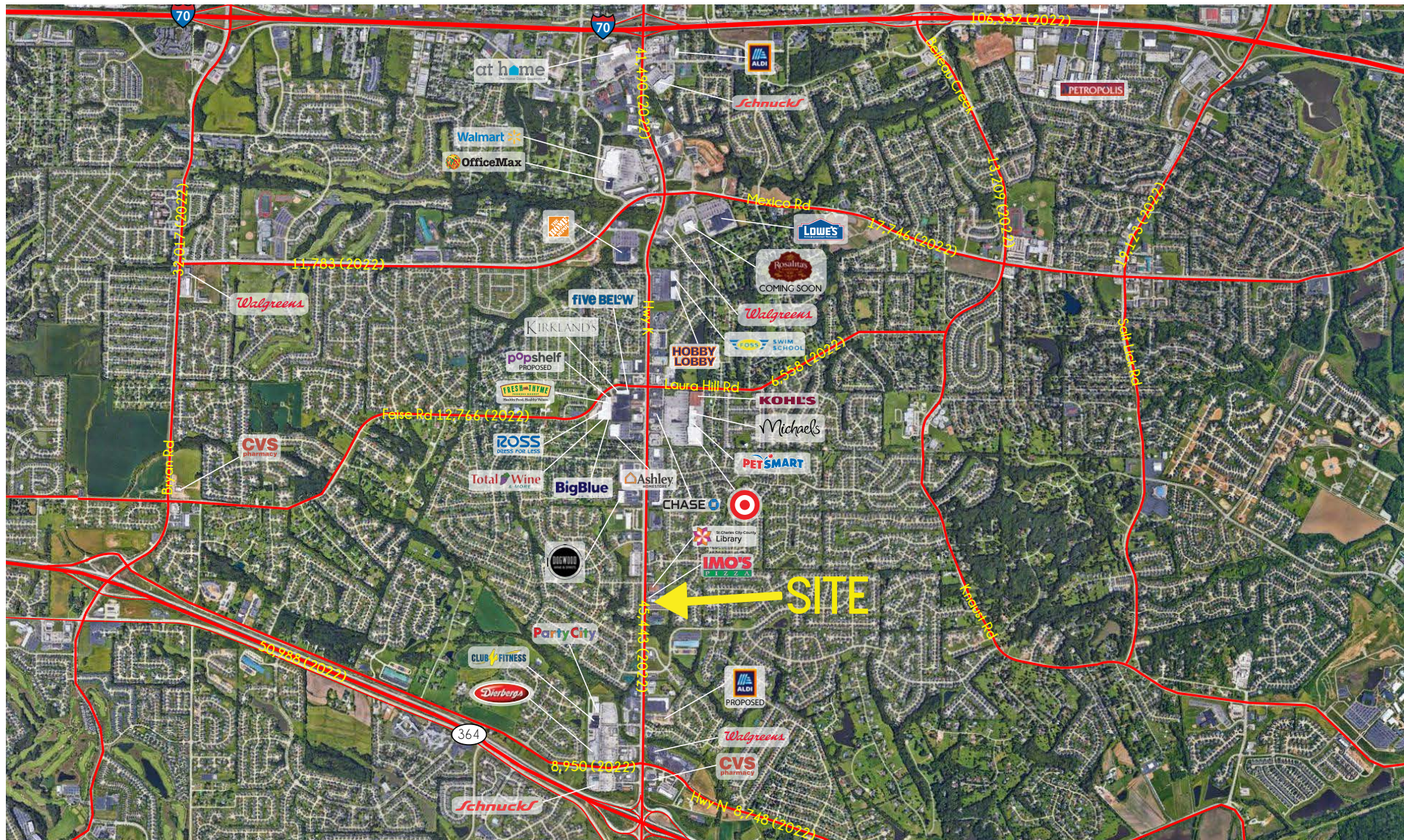
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