



2758-2768 STATE HWY K

O'FALLON, MO 63368



HIGHLY VISIBLE RETAIL END CAP
AND REAR OFFICE/FLEX SUITES AVAILABLE

2758-2768 HWY K

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

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POPULATION ANALYSIS

POPULATION



1 MILE
13,530

3 MILES
91,112

5 MILES
176,684

HOUSEHOLDS



1 MILE
4,386

3 MILES
31,421

5 MILES
63,318

AVG HH
INCOME



1 MILE
\$117,632

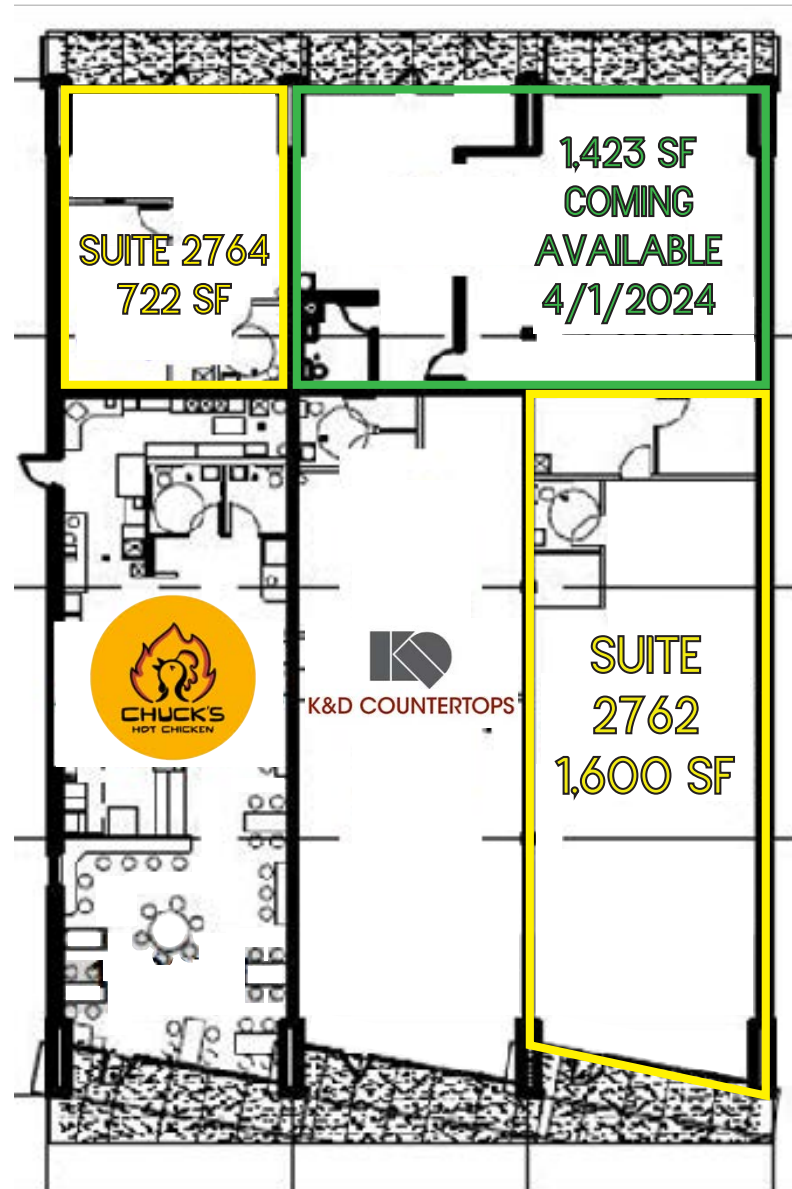
3 MILES
\$116,627

5 MILES
\$113,051



VIEW & DOWNLOAD:
DEMO REPORT

- Highly Visible 1,600 SF end cap on Highway K
- 722 SF office suite available with additional 1,423 SF coming available soon
- 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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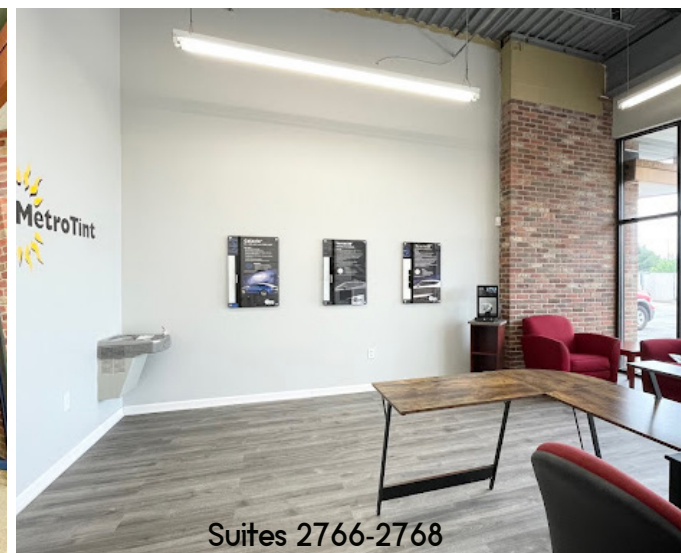
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2758-2768 HWY K

MARKET AERIAL

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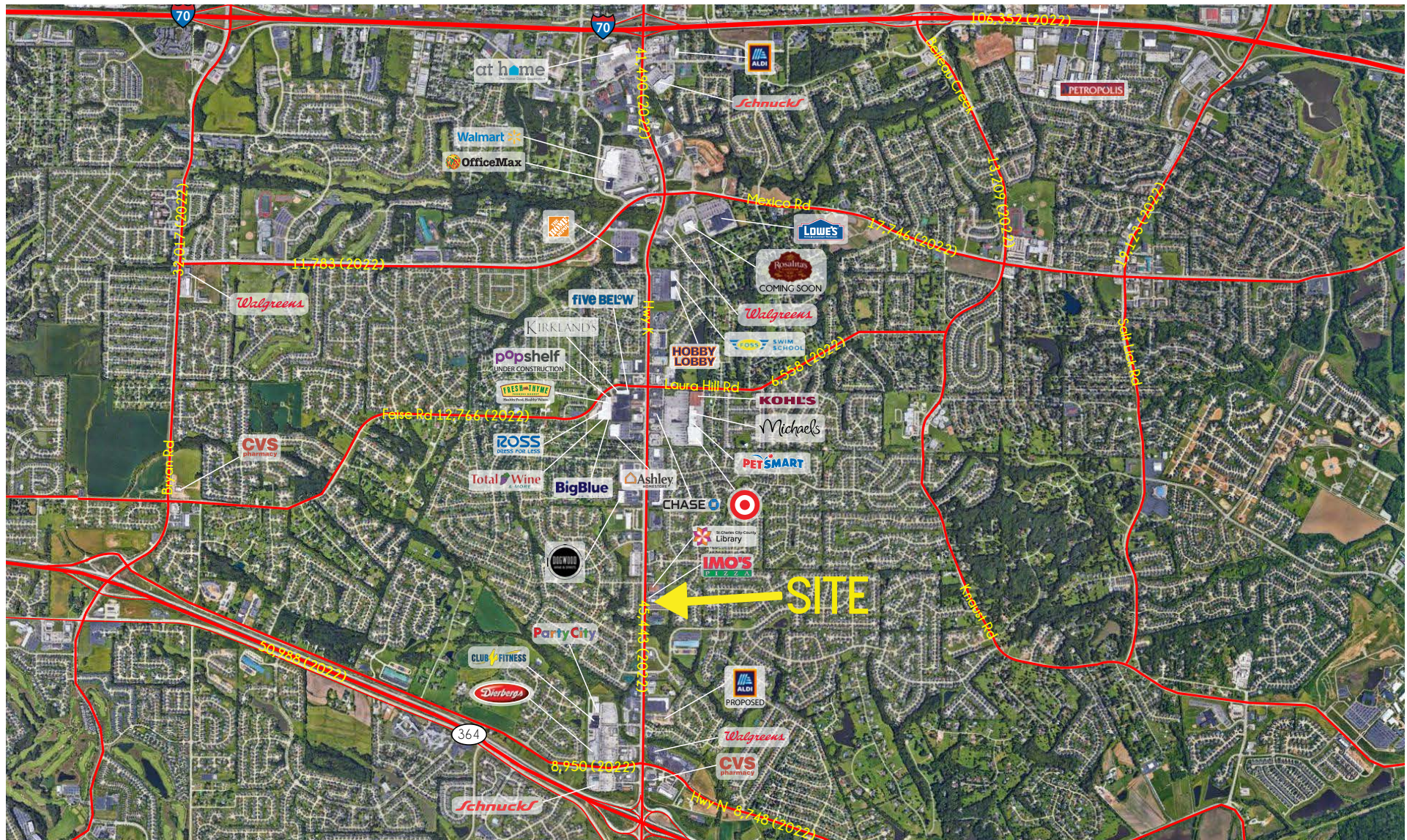
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