



2758-2768 STATE HWY K

O'FALLON, MO 63368

HIGHLY VISIBLE RETAIL END CAP
AND REAR SUITE AVAILABLE



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



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

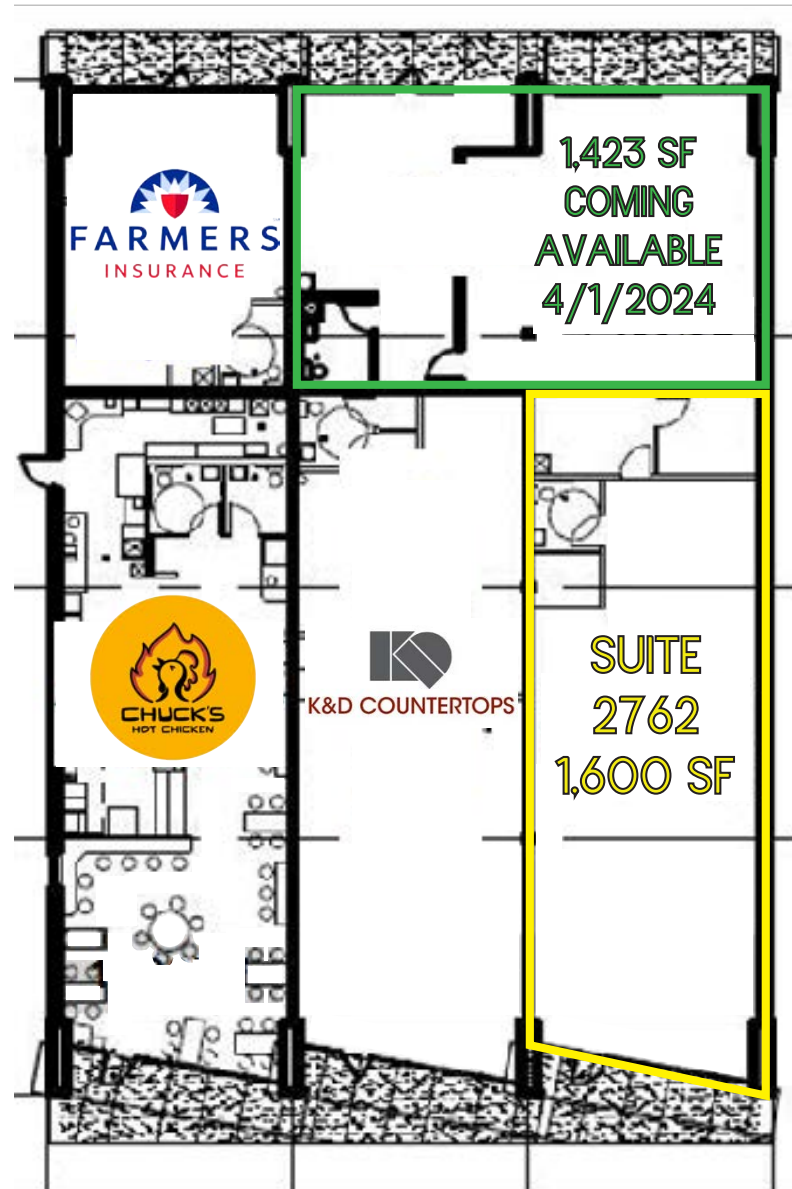
5 MILES

\$113,051



VIEW & DOWNLOAD:
DEMO REPORT

- Highly Visible 1,600 SF end cap on Highway K
- 1,600 SF available with additional 1,423 SF coming available soon
- Traffic count on Highway K : 46,036 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 and Farmers Insurance



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PHOTOS

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Suite 2762



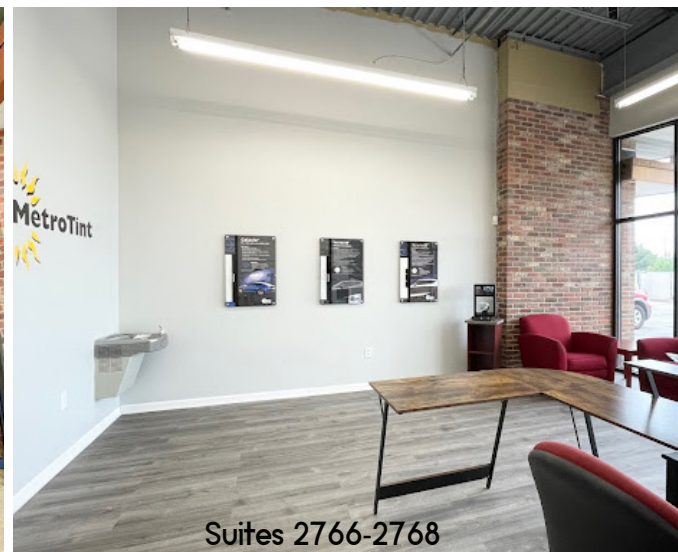
Suite 2762



Suite 2762



Suites 2766-2768



Suites 2766-2768



Suites 2766-2768

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MARKET AERIAL

PLEASE CONTACT:

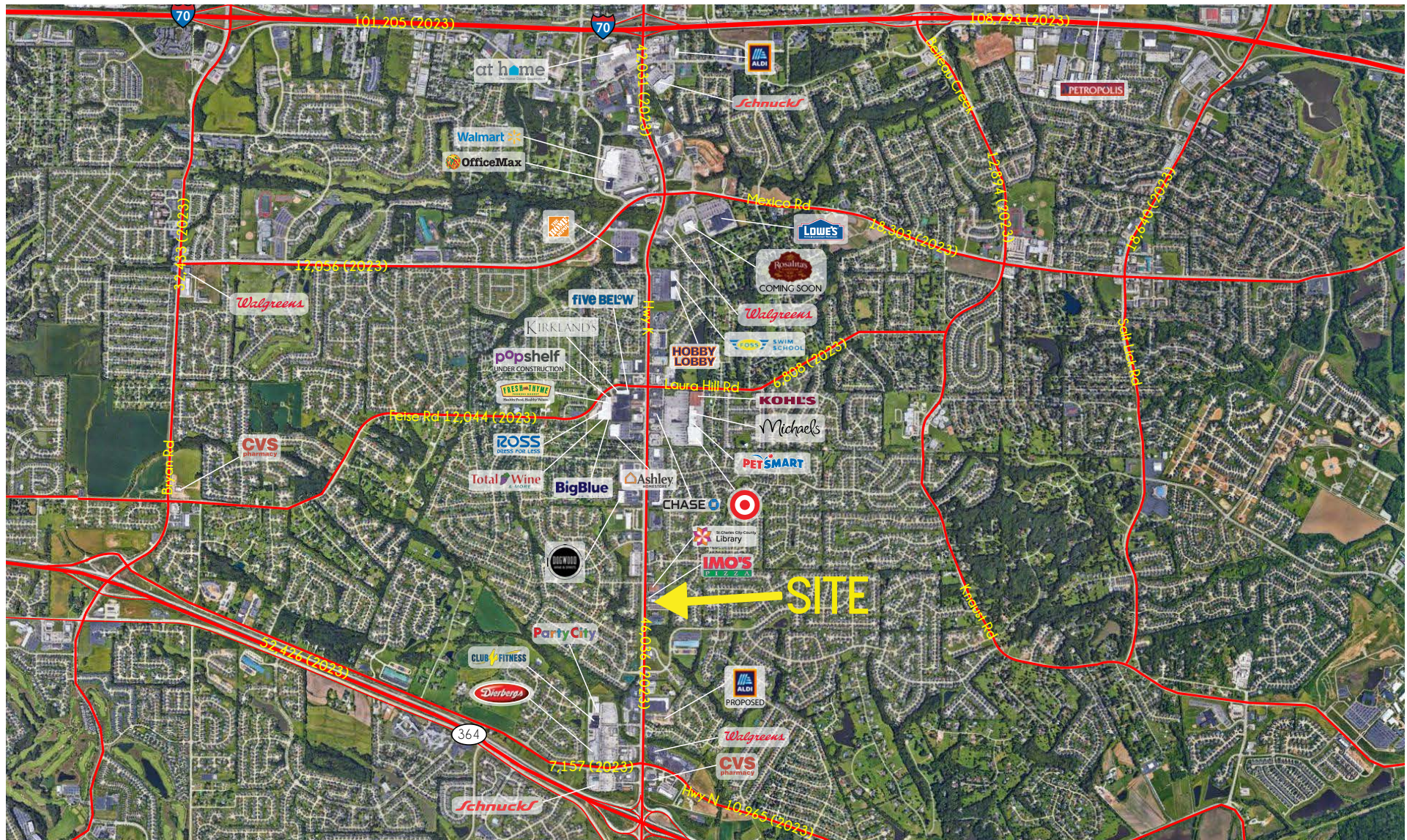
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