



2762 STATE HWY K

O'FALLON, MO 63368

HIGHLY VISIBLE 1,600 SQ. FT. RETAIL END CAP



2762 HWY K

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

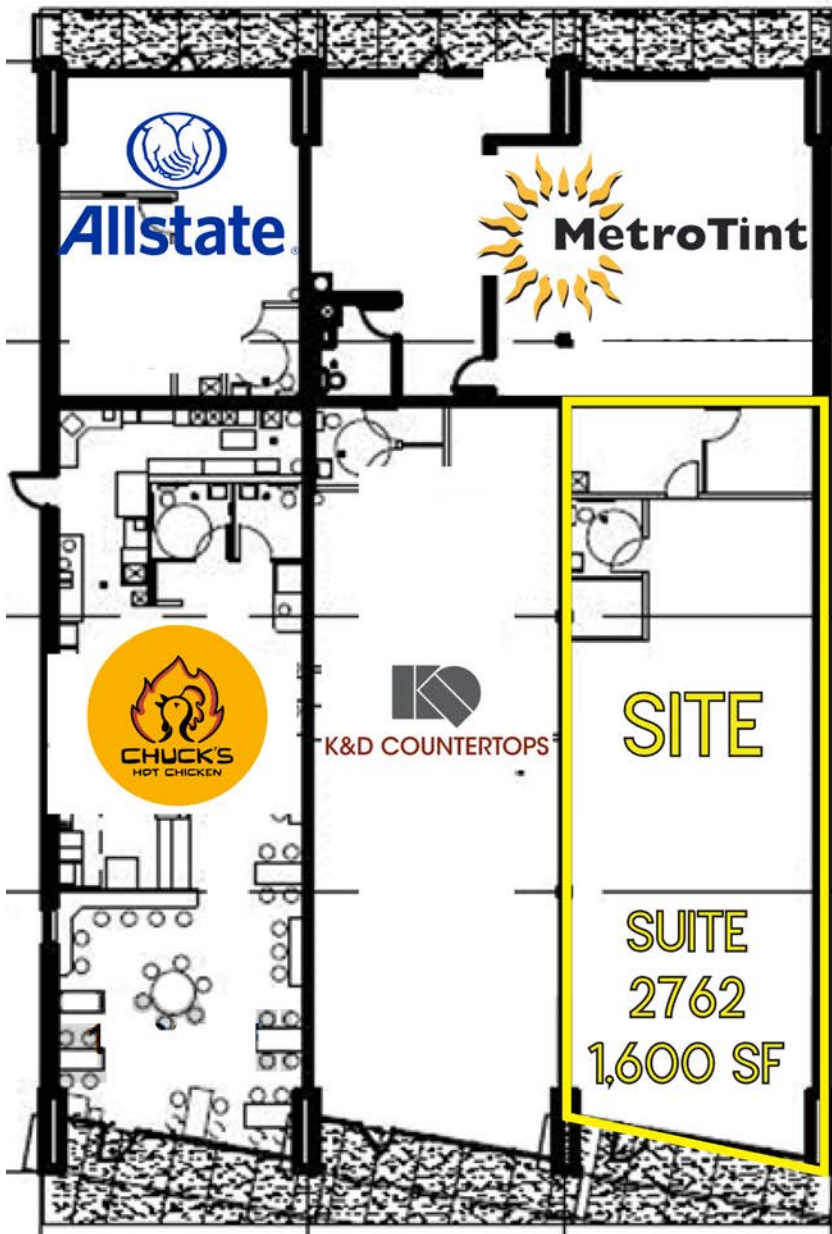
L³ CORPORATION

REBECCA THESSEN

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
- 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, All State Insurance, and Metro Tint

2762 HWY K

ZOOM AERIAL

PLEASE CONTACT:

L³ CORPORATION

REBECCA THESSSEN

314.282.9836 (DIRECT)

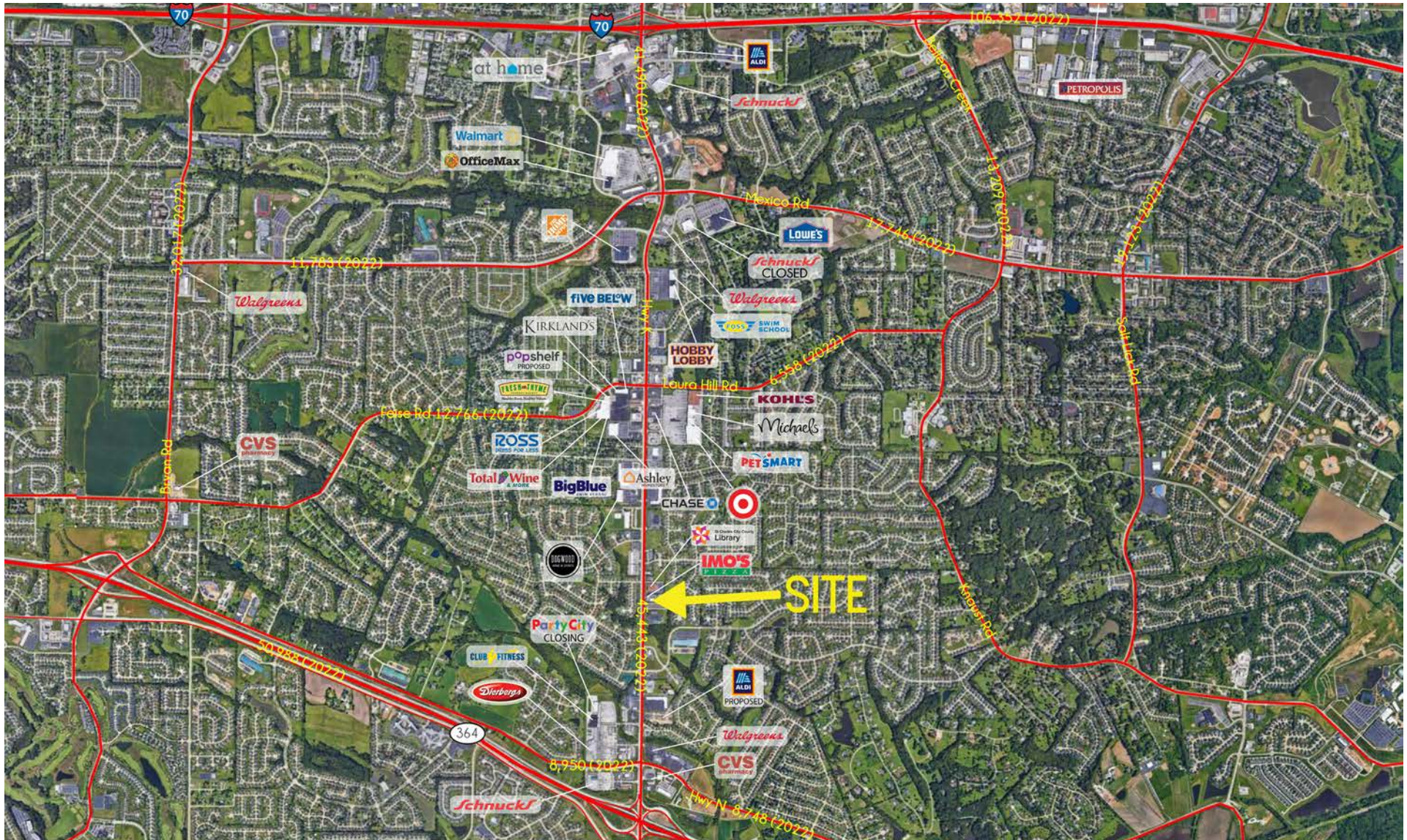
314.620.0093 (MOBILE)

REBECCA@L3CORP.NET



MARKET AERIAL

REBECCA@L3CORP.NET



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 not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.