



2762 STATE HWY K

O'FALLON, MO 63368

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



2762 HWY K

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

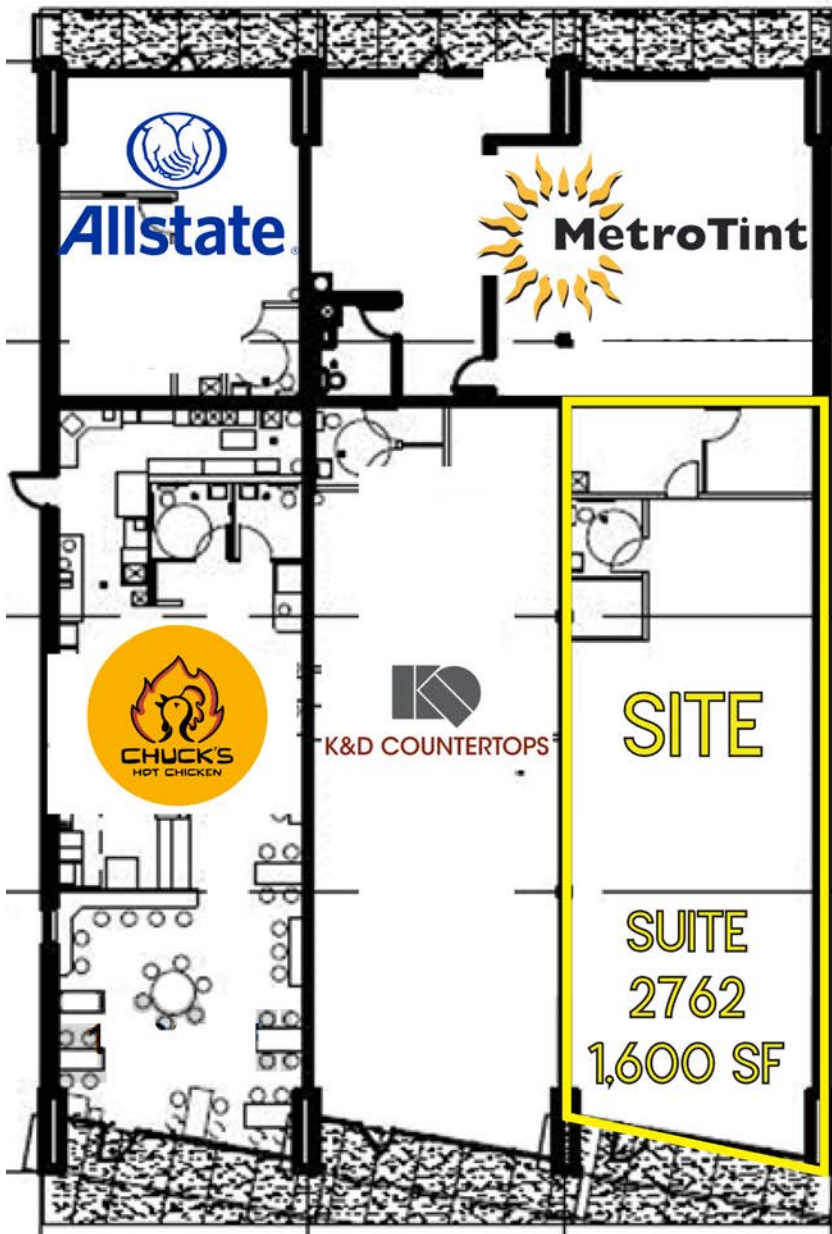
L³ CORPORATION

REBECCA THESSEN

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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

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ZOOM AERIAL

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MARKET AERIAL

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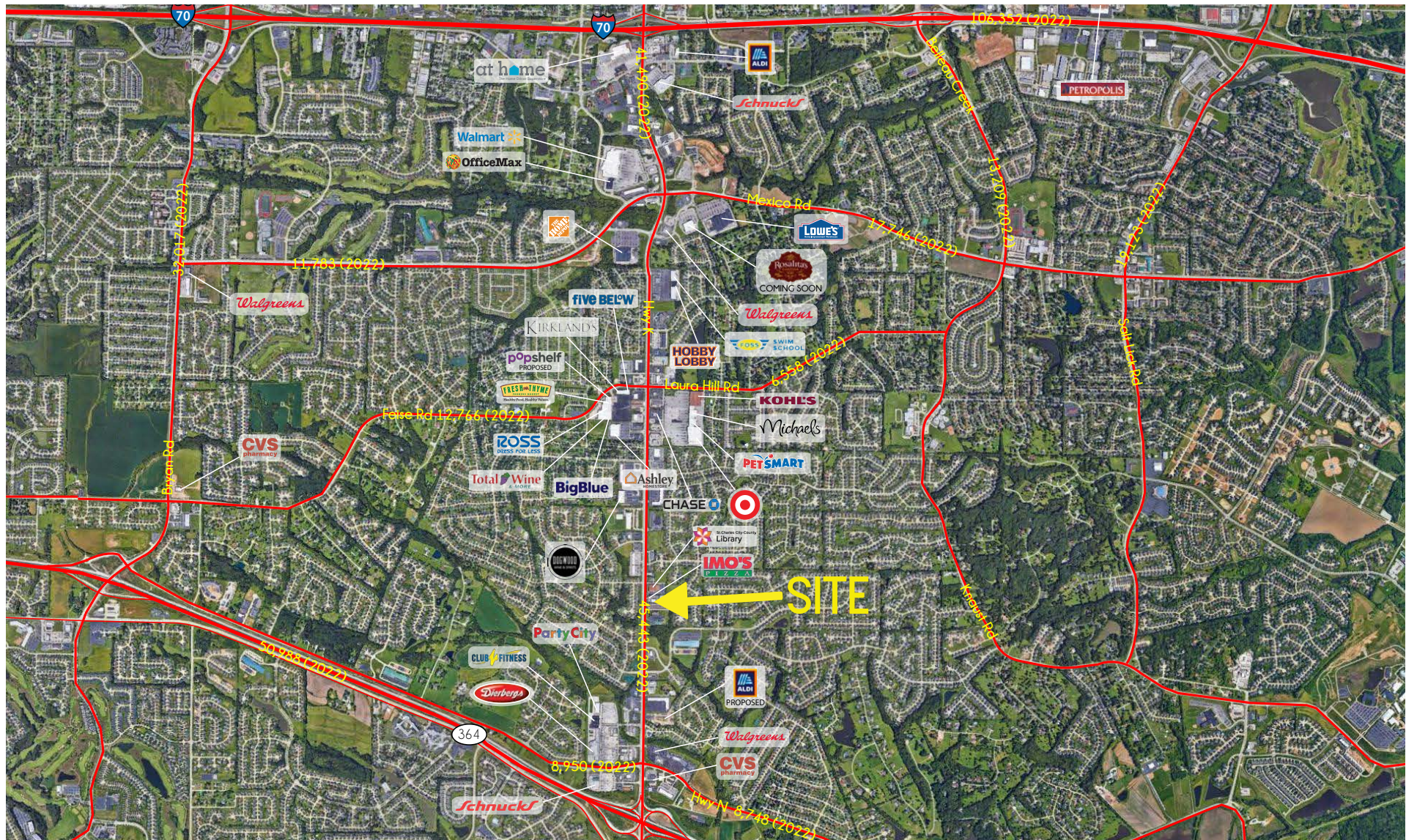
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