

L3



DUNKIN'



Highway K



Waterbury Falls Drive



30.031 (2023)

SITE

POPEYES

K



4200 HIGHWAY K

O'FALLON, MO 63368

1.5 ACRES FOR SALE ON HIGHWAY K



4200 HIGHWAY K

SURVEY & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION




RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

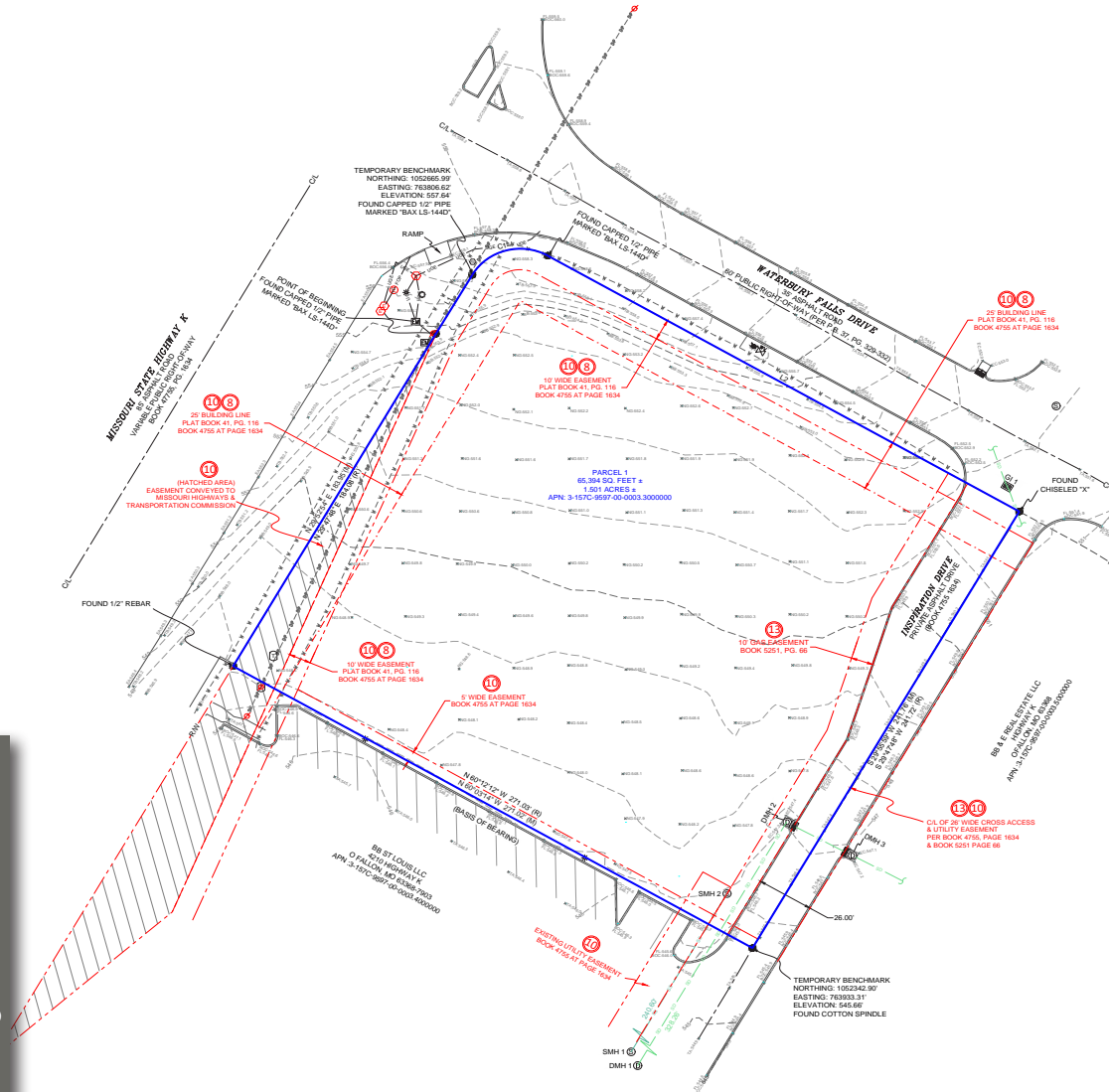
RICK@L3CORP.NET

POPULATION ANALYSIS

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

VIEW & DOWNLOAD: DEMO REPORT

- 1.5 ACRE PARCEL CAN BE DEMISED
- LIGHTED INTERSECTION ON HIGHWAY K (30,031 VPD)
- ZONED C2 GENERAL BUSINESS PUD. MOST RETAIL PERMITTED, RESTAURANTS PERMITTED, DRIVE THRU ALLOWED WITH CUP
- GREAT VISIBILITY AND NEW GROWTH IN THE AREA
- CALL BROKER FOR PRICING



4200 HIGHWAY K

MARKET AERIAL

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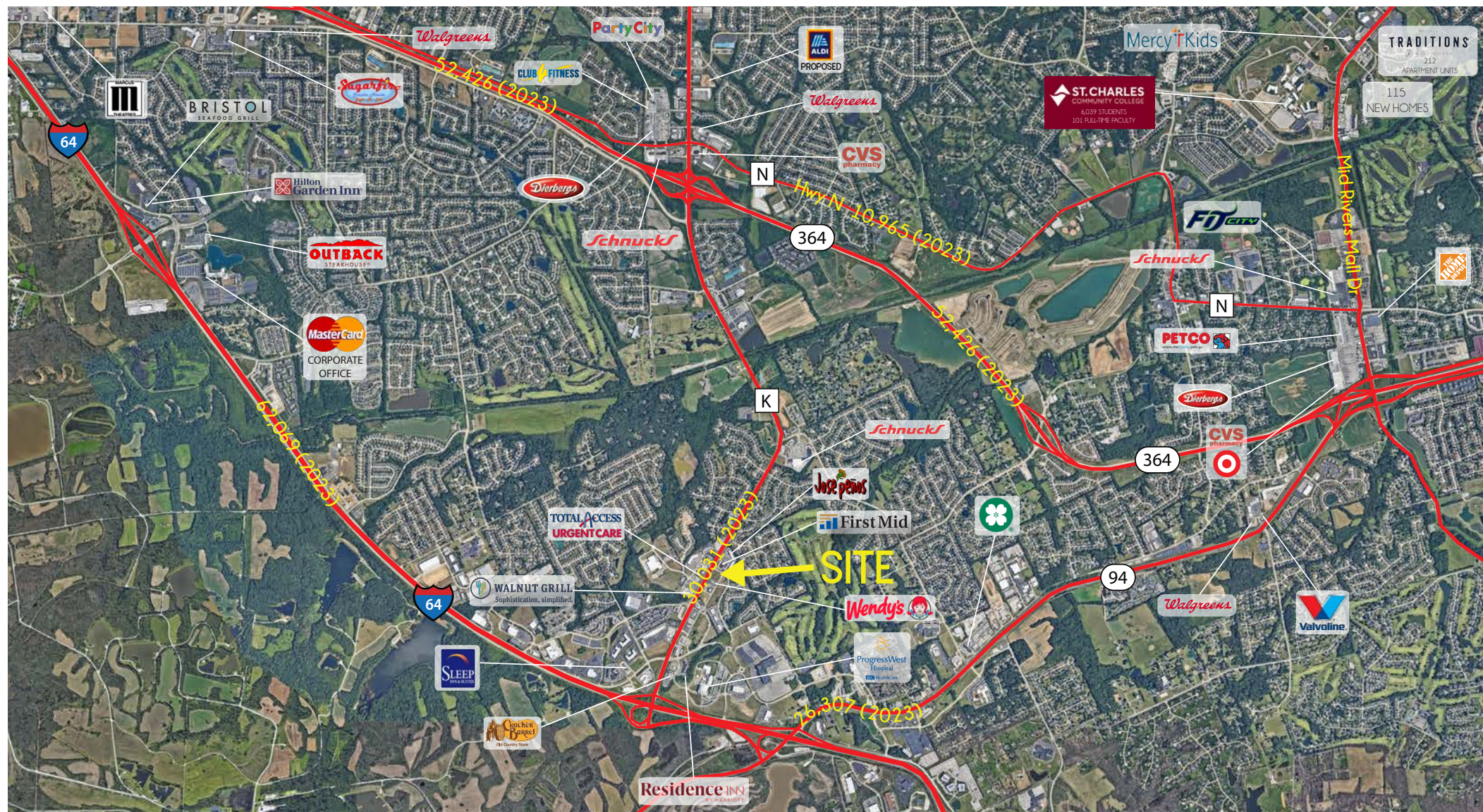
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