

L3



DUNKIN'



Highway K



Waterbury Falls Drive

29,703 VPD (2022)

SITE



POPEYES

K



4200 HIGHWAY K

O'FALLON, MO 63368

1.5 ACRES FOR SALE ON HIGHWAY K

4200 HIGHWAY K

SITE PLAN & DEMOGRAPHICS

PLEASE CONTACT:

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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 (58,067 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

PLEASE CONTACT:

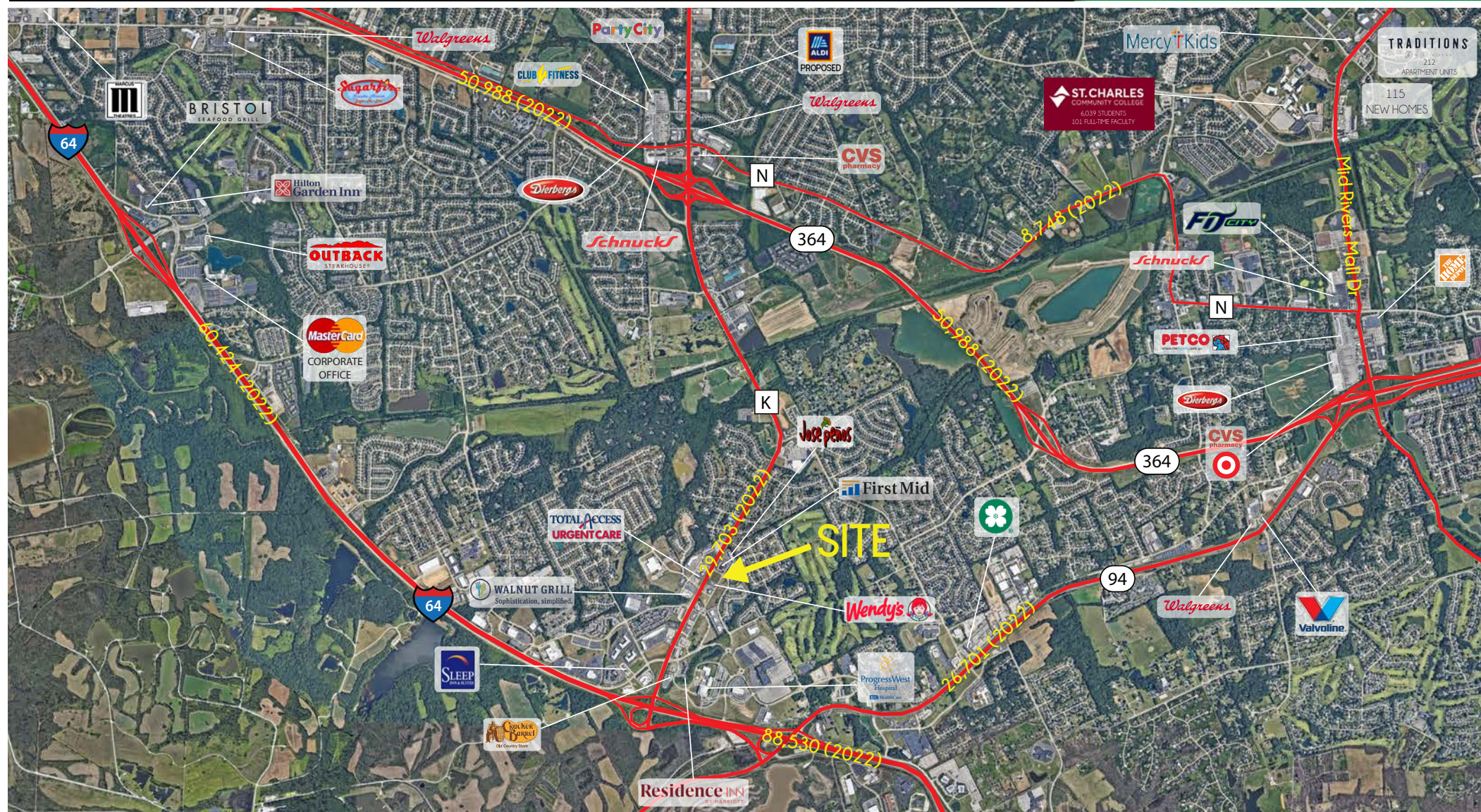
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