



FOUR POINTS CENTER

201 SCOTT TROY RD. O'FALLON, IL 62269

44.75 ACRE DEVELOPMENT

FOUR POINTS CENTER

MARKET INFORMATION

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
 3 MILE 23,917	 3 MILE 9,725	 3 MILE \$102,598
5 MILES 61,581	5 MILES 23,737	5 MILES \$104,143
10 MILES 208,617	10 MILES 84,544	10 MILES \$87,840



**VIEW &
DOWNLOAD: [DEMO REPORT](#)**

- O'FALLON HAS INVESTED OVER \$30 MILLION IN THE PAST DECADE TO DEVELOP A PREMIER SPORTS DESTINATION FOR BASEBALL AND SOCCER, LOCATED JUST 7 MINUTES FROM FOUR POINTS
- O'FALLON PARKS ATTRACT MORE THAN 3 MILLION VISITORS ANNUALLY
- MEMORIAL EAST HOSPITAL DRAWS 100,000 NEW VISITORS EACH YEAR, WHILE ST. ELIZABETH'S HOSPITAL BRINGS IN 250,000 VISITORS TO THE EMERGING "HEALTHCARE HIGHWAY" ON I-64
- SCOTT AIR FORCE BASE EMPLOYS 13,000 PEOPLE, WITH A PAYROLL OF NEARLY \$2.4 BILLION, CONTRIBUTING AN ANNUAL ECONOMIC IMPACT OF \$3 BILLION TO THE REGION
- THE REGIONAL APPEAL OF O'FALLON GENERATES NEARLY \$315 MILLION IN ANNUAL FOOD AND DRINK DEMAND AND OVER \$3 BILLION IN ANNUAL RETAIL DEMAND

PLEASE CONTACT:

TIM GEARHART

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L³ CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

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MCKENDREE METRO REC PLEX

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AMENITIES INCLUDE

- Facility:** 160,000 square feet
- Ice Rinks:** Two NHL regulation rinks, including one with seating for over 2,500
- Swimming Pool:** 25-meter by 25-yard competition pool with two 1-meter springboards, two 3-meter springboards, and a 5-meter diving board
- Recreational Pool:** Features a zero-entry area and a four-lane practice lap pool
- Gymnasium and Fitness Center:** Half-court gymnasium with fitness facilities
- Event Hosting:** Ideal for birthday parties, annual conventions, ice and aquatic tournaments, boat and car shows

Annual
Visitation:
**OVER
1,300,000**



SERVING ORGANIZATIONS

- McKendree University:** Supports ice and aquatic sports including men's and women's hockey, swimming and diving, and water polo
- Southern Illinois IceHawks:** Local youth hockey association
- Local High Schools:** Six teams participating in the Mississippi Valley Club Hockey Association
- Regional and Sectional Events:** Capable of hosting hockey and ice skating events, as well as NCAA Division II tournaments in basketball, hockey, volleyball, and wrestling
- Seahawks Youth Swim Team:** Provides facilities for local youth swimmers

FOUR POINTS CENTER

SITE PLAN

315.569.9812 (MOBILE)

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SPACE

SF

METRO REC PLEX **160,000 SF**
(NOW OPEN)

LOT 1	3.95 AC
LOT 3	0.65 AC
LOT 4A	1.49 AC
LOT 4B	1.56 AC
LOT 4C	1.20 AC
LOT 4D	1.26 AC
LOT 4E	10.18 AC
LOT 5	0.61 AC
LOT 6	UNDER CONSTRUCTION



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WATSON'S

HSS ST. ELIZABETH'S HOSPITAL
1,161 EMPLOYEES
144 STAFFED BEDS

peel
WOOD FIRED PIZZA

CVS **pharmacy**

usbank

AutoZone

ACE
The hardware place

PLEX

Walgreens

O'FALLON
PROFESSIONAL PARK

meijer
UNDER CONSTRUCTION
58,600 (2023)

Michaels

ASHLEY
FURNITURE INDUSTRIES, INC.

ROSS
DRESS FOR LESS

Dierbergs

MEMORIAL HOSPITAL EAST
545 EMPLOYEES
46 LICENSED BEDS

DOGWOOD
ACADEMY

Watson's

WALMART

ALDI

Sams CLUB

goodwill

MARCUS
THEATRES

ct home

kloss
FURNITURE

LAZ BOY

CLUB FITNESS

Gateway
CLASSICAL GOLF

NORTHERN
TOOL + EQUIPMENT

MENARDS

Watson's

24,000 (2023)

6,150 (2023)

Lincoln Hwy

5,700 (2023)

8,600 (2023)

5,500 (2023)

12,000 (2023)

4,700 (2023)

14,486 VPD

Scott-Troy Rd

240 NEW UPSCALE TOWNHOMES

Shell

MOTO

Farmers & Merchants National Bank

La Petite
ACADEMY.

MidAmerica
ST. LOUIS AIRPORT
OVER 160,000
ANNUAL PASSENGERS

SITE

SCOTT AIR FORCE BASE
4 MILES EAST
41,204 TOTAL POPULATION

N Main St

158

150

50

**MID AMERICA
COMMERCE CENTER**
200+ ACRE LOT IN DEVELOPMENT
LOCATED 21 MILES FROM DOWNTOWN ST. LOUIS
EXPECTED TO GENERATE A SIGNIFICANT NUMBER OF JOBS AND
HAVE SUBSTANTIAL ECONOMIC IMPACT ON THE SURROUNDING REGION

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.