

3



W Terra Ln

105,450 (2024)

Veterans Memorial Pkwy 6,828 (2024)



RANGE  
USA



The Jewel  
O'FALLON

240 UNIT  
APARTMENT COMMUNITY

SITE

9200 VETERANS MEMORIAL PKWY

O'FALLON, MO 63366

0.60 AC AVAILABLE  
FOR SALE OR LEASE





# 9200 VETERANS MEMORIAL PKWY

## SITE PLAN

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

## POPULATION ANALYSIS

POPULATION



1 MILE

8,175

3 MILES

76,859

5 MILES

149,793

HOUSEHOLDS



1 MILE

3,535

3 MILES

28,923

5 MILES

55,727

AVG HH INCOME



1 MILE

\$117,482

3 MILES

\$118,214

5 MILES

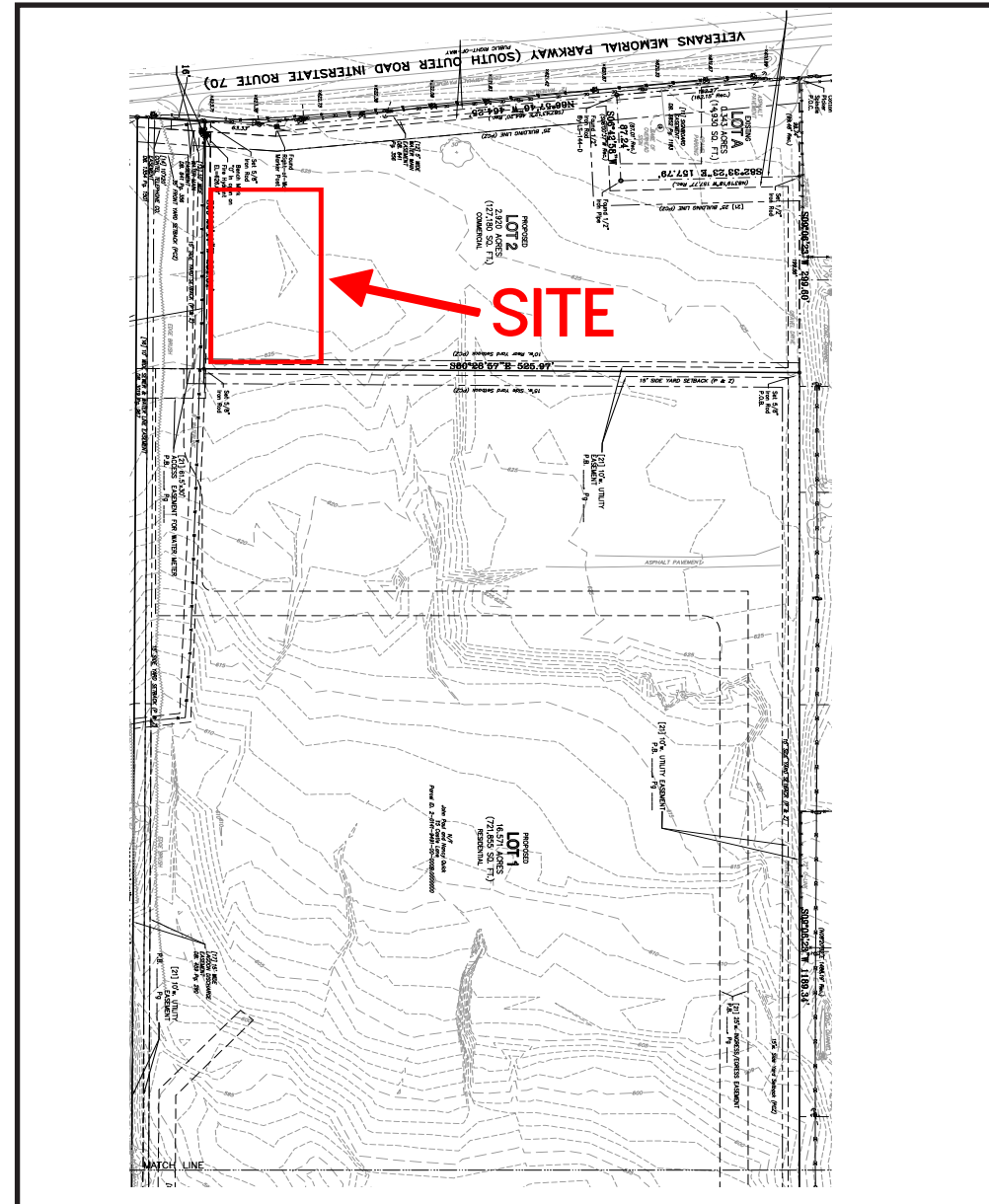
\$127,481



VIEW &  
DOWNLOAD:

DEMO REPORT

- 0.60 ACRES FOR SALE OR LEASE ALONG HIGHWAY 70 WITH 105,450 VPD
- WITH DIRECT VISIBILITY TO HIGHWAY 70, THIS LOCATION IS IDEAL FOR A COFFEE USER
- CONTACT BROKER FOR MORE INFORMATION





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## MARKET AERIAL

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