

3

W Terra Ln



103,268 (2025)

Veterand Memorial Pkwy 6,828 (2025)



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: L³ CORPORATION
KYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
KSTEINER@L3CORPORATION.COM

POPULATION ANALYSIS

POPULATION HOUSEHOLDS AVG HH INCOME



1 MILE

8,175

1 MILE

3,535

1 MILE

\$117,482

3 MILES

76,859

3 MILES

28,923

3 MILES

\$118,214

5 MILES

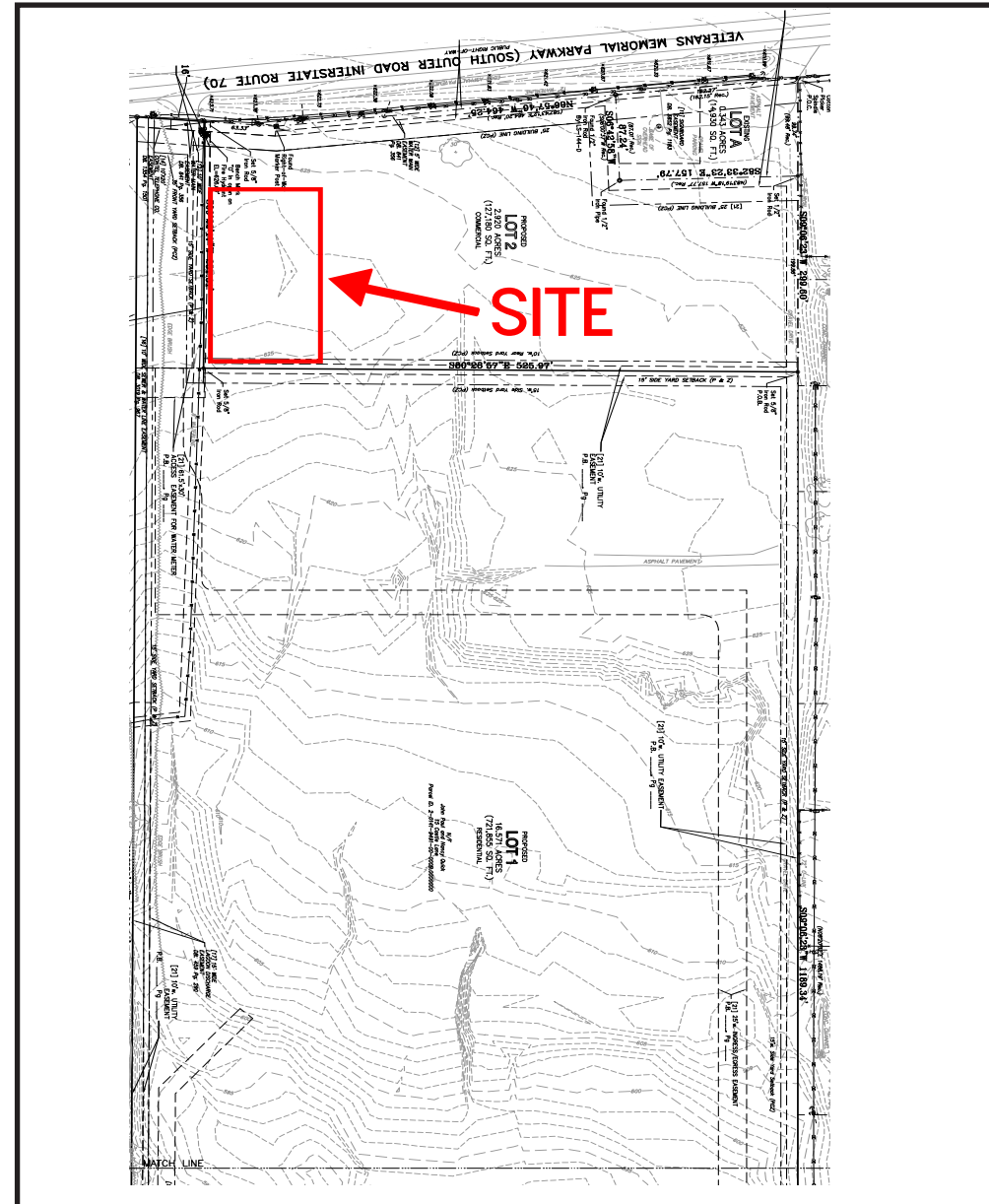
149,793

5 MILES

55,727

5 MILES

\$127,481



VIEW &
DOWNLOAD:

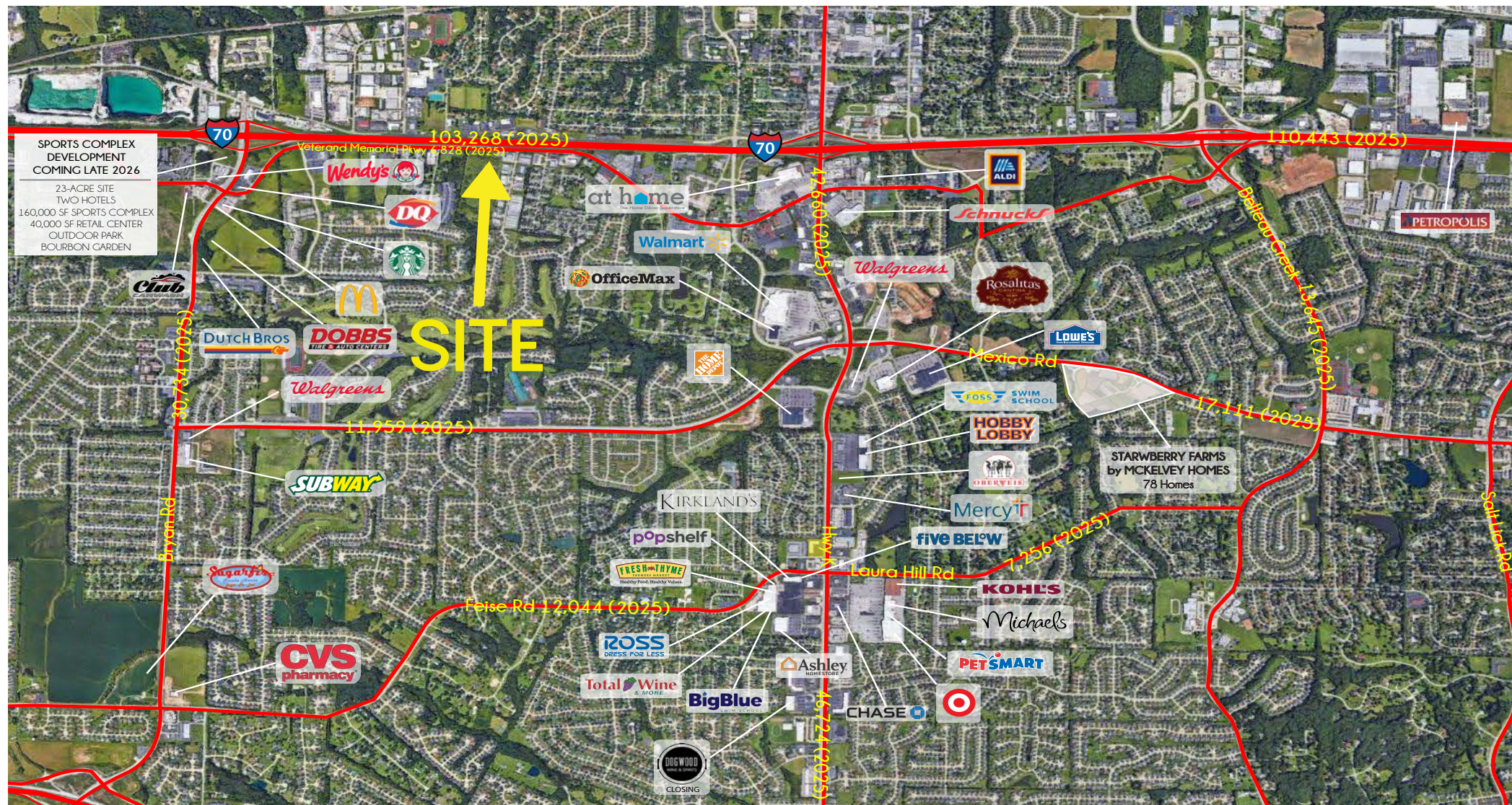
DEMO REPORT

- 0.60 ACRES FOR SALE OR LEASE ALONG HIGHWAY 70 WITH OVER 103,000 VPD
- WITH DIRECT VISIBILITY TO HIGHWAY 70, THIS LOCATION IS IDEAL FOR A COFFEE USER
- CONTACT BROKER FOR MORE INFORMATION

9200 VETERANS MEMORIAL PKWY

MARKET AERIAL

PLEASE CONTACT: L³ CORPORATION
KYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
KSTEINER@L3CORPORATION.COM



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.