



W Terra Ln



103,268 (2025)

Veterand Memorial Pkwy 6,828 (2025)



RANGE
USA



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

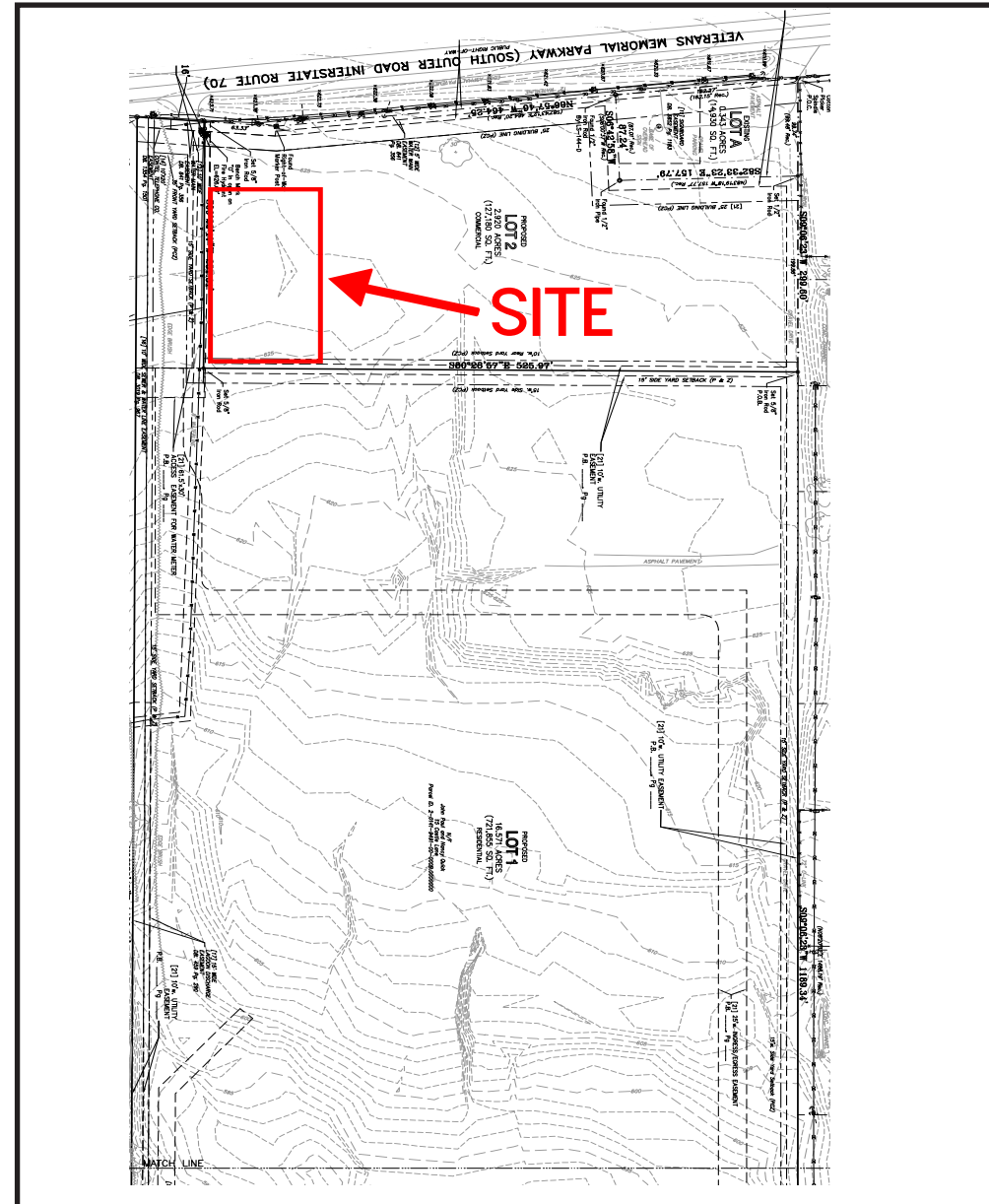
149,793

5 MILES

55,727

5 MILES

\$127,481



VIEW &
DOWNLOAD:

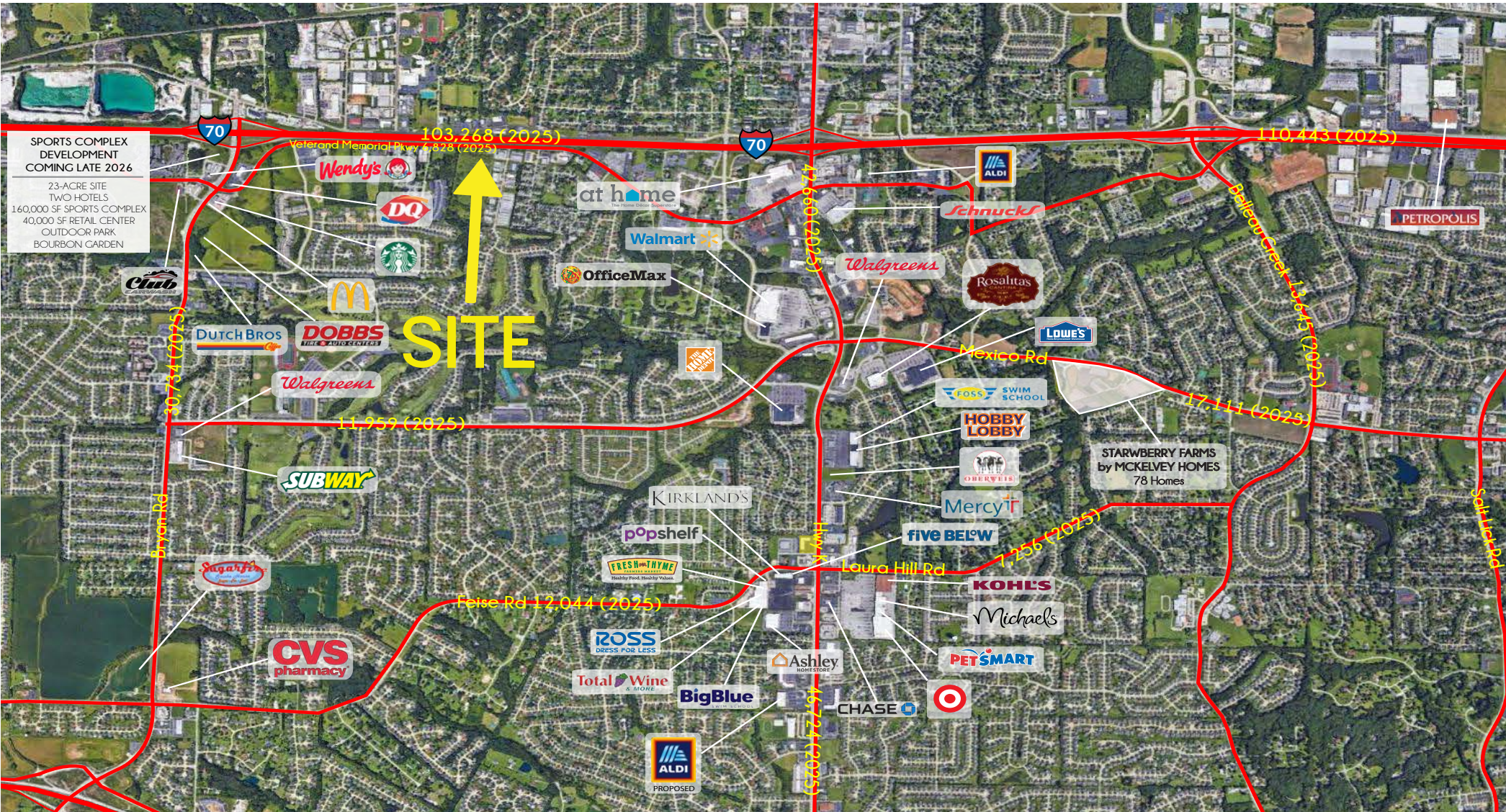
DEMO REPORT

- 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

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MARKET AERIAL

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