
W Terra Ln
70
103,268 (2025)
Veterans Memorial Pkwy 6,828 (2025)
O'fallon MOTORS
RANGE USA
SITE
The Jewel O'FALLON
240 UNIT
APARTMENT COMMUNITY
XTEAM
RETAIL ADVISORS
9200 VETERANS MEMORIAL PKWY
O'FALLON, MO 63366
0.60 AC HIGHWAY VISIBLE LOT
AVAILABLE IN PAD READY CONDITION

9200 VETERANS MEMORIAL PKWY

SITE PLAN

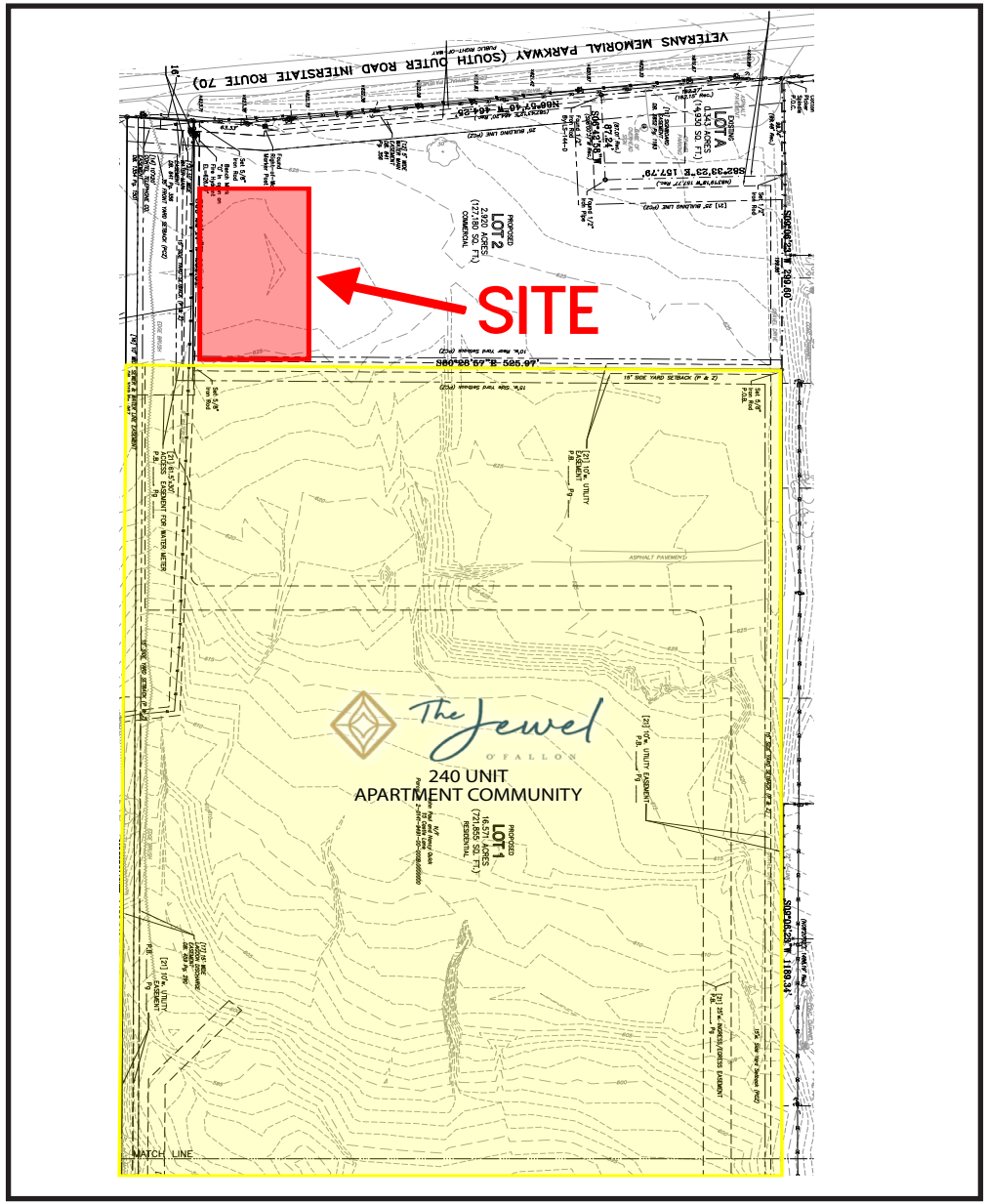
PLEASE CONTACT: L³ CORPORATION
KYLE STEINER
314.282.9835 (DIRECT)
314.313.6323 (MOBILE)
KSTEINER@L3CORPORATION.COM

POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
1 MILE	1 MILE	1 MILE
8,175	3,535	$117,482
3 MILES	3 MILES	3 MILES
76,859	28,923	$118,214
5 MILES	5 MILES	5 MILES
149,793	55,727	$127,481

VIEW & DOWNLOAD: **DEMO REPORT**

- 0.60 ACRES FOR SALE OR LEASE ALONG HIGHWAY 70 WITH OVER 103,000 VPD
- LOT IS GRADED WITH UTILITIES PULLED AND READY FOR CONSTRUCTION
- CONTACT BROKER FOR MORE INFORMATION



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. Th 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.

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MARKET AERIAL

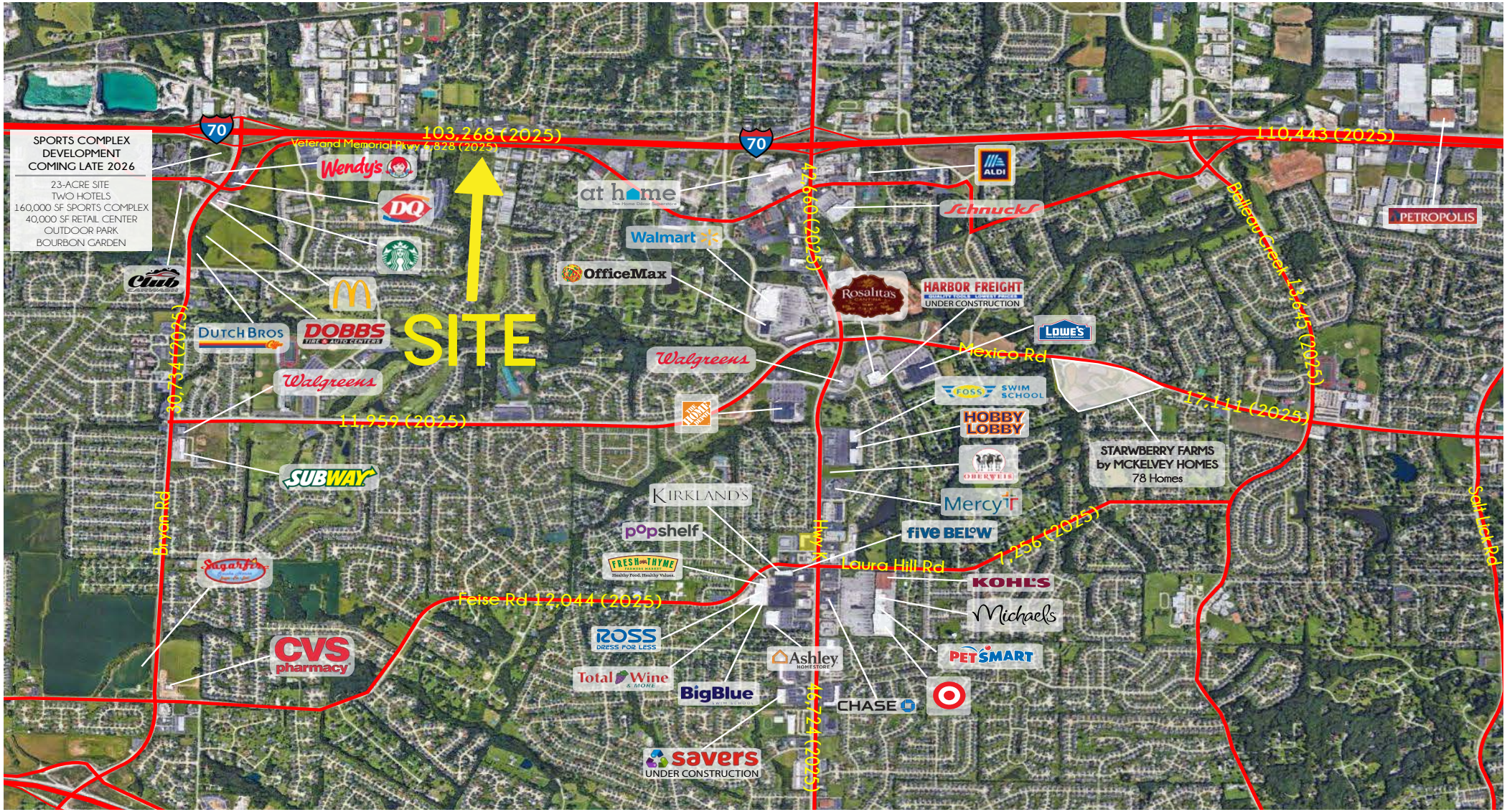
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Commercial Real Estate

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