

CENTRAL PARK PLAZA

SITE PLAN

PLEASE CONTACT:

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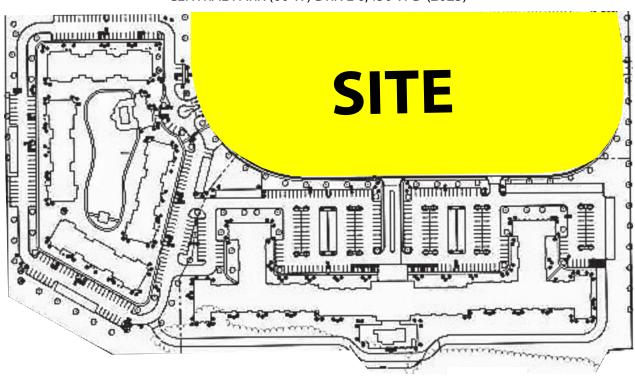
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CENTRAL PARK (60'W) DRIVE 6,450 VPD (2023)





- 8.83 ACRES AVAILABLE FOR SALE, LEASE OR BUILD TO SUIT
- SITE CAN BE SPLIT UP FOR MULTIPLE USERS
- IDEAL FOR RESTAURANTS, ENTERTAINMENT, HOSPITALITY, OR RETAIL USERS
- EXCELLENT HIGHWAY
 VISIBILITY WITHIN A
 STRONG REGIONAL RETAIL
 CORRIDOR
- INTERSTATE SIGNAGE AVAILABLE
- PARCELS STILL HAVE 10 YEARS OF 50% REAL ESTATE TAX ABATEMENT (TIF) REMAINING
- CONTACT BROKER FOR ADDITIONAL DETAILS

CENTRAL PARK PLAZA

O'FALLON BUSINESS LOOP

Commercial

Real Estate

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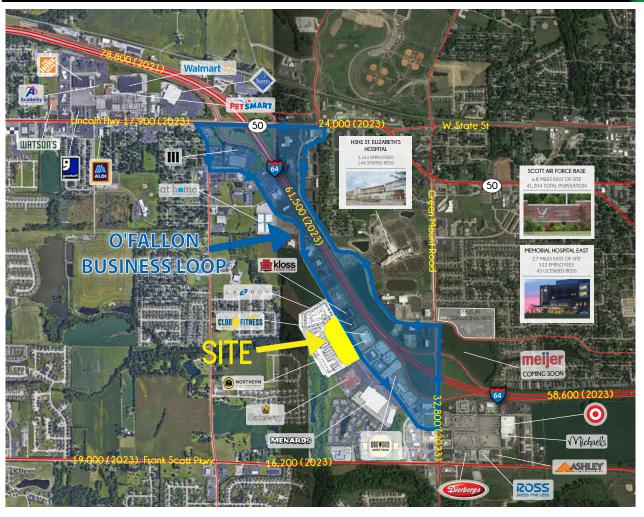
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- O'FALLON, IL IS A FAST-GROWING COMMUNITY OF 29,000 RESIDENTS, ALONG WITH NEIGHBORING SHILOH, IL, WHICH HAS OVER 12,000 RESIDENTS
- STRATEGICALLY LOCATED IN THE O'FALLON BUSINESS LOOP CONNECTING MAJOR ANCHORS AND EMPLOYERS WITH HOTELS, OFFICE BUILDINGS, AND HOSPITALS
- MAJOR AREA EMPLOYERS:
 - SCOTT AIR FORCE BASE (41,000 MILITARY PERSONNEL AND THEIR FAMILIES)
 - MEMORIAL HOSPITAL
 - ST. ELIZABETH'S HOSPITAL

POPULATION ANALYSIS

POPULATION

2

3 MILES 5 MILES

52,060 104,688

HOUSEHOLDS

MILE 3 MILES

<u>MILES</u> <u>5 MILES</u> 1.324 42.804

AVG HH INCOME 1 1 MILE



1 WILE

MILES 5 MILES

\$114,167 \$106,790

VIEW & DOWNLOAD:

DEMO REPORT

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 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.

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MARKET AERIAL

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