



WP **WITTENAUER**
PROPERTIES



CENTRAL PARK PLAZA

SITE PLAN

PLEASE CONTACT:

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314.282.9835 (DIRECT)

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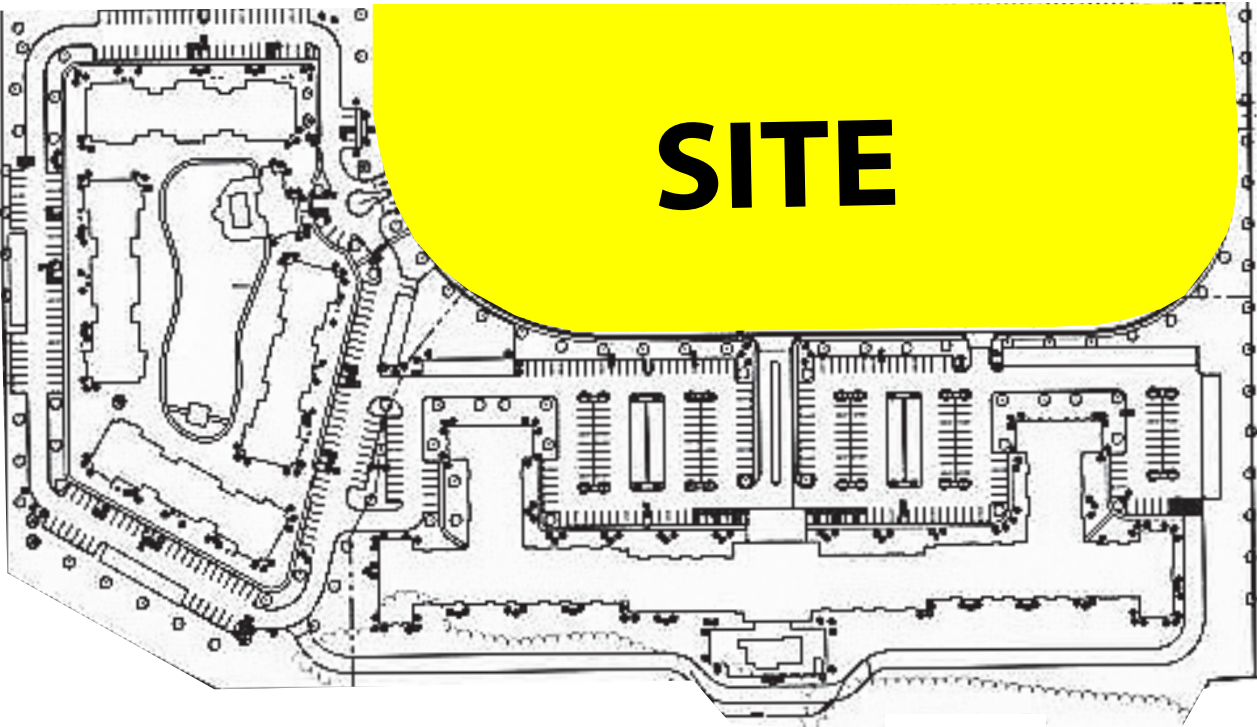
WITTENAUER PROPERTIES
DAVID WITTENAUER

618.622.2349 (DIRECT)

618.719.1197 (MOBILE)

DAVID@WITTENAUERPROPERTIES.COM

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



SITE

- 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

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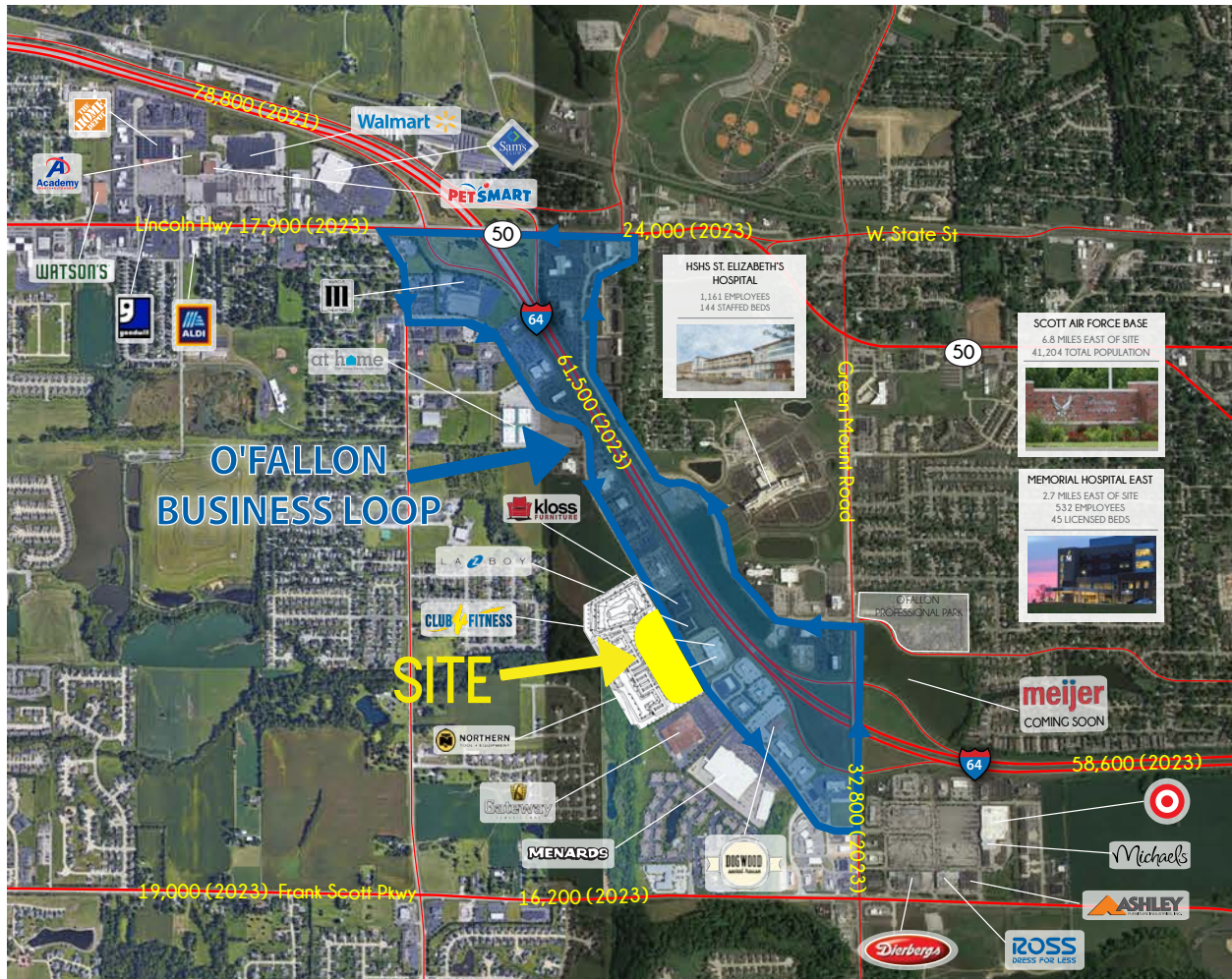
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- O'FALLON, IL IS A FAST-GROWING COMMUNITY OF 29,000 RESIDENTS, ALONG WITH NEIGHBORING SHILOH, IL, WHICH HAS OVER 12,000 RESIDENTS
- STRATEGICALLY LOCATED IN THE O'FALLON BUSINESS LOOP CONNECTING MAJOR ANCHORS AND EMPLOYERS WITH HOTELS, OFFICE BUILDINGS, 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	 1 MILE	3 MILES	5 MILES
	5,597	52,060	104,688
HOUSEHOLDS	 1 MILE	3 MILES	5 MILES
	2,574	21,324	42,804
AVG HH INCOME	 1 MILE	3 MILES	5 MILES
	\$103,897	\$114,167	\$106,790



VIEW & DOWNLOAD:
DEMO REPORT

CENTRAL PARK PLAZA

MARKET AERIAL

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