



WP WITTENAUER  
PROPERTIES



SITE

CARMAX

kloss  
FURNITURE

LA Z BOY

3,200 (2023)

NORTHERN  
TOOL + EQUIPMENT  
CLUB FITNESS

HSHS ST. ELIZABETH'S  
HOSPITAL  
1,161 EMPLOYEES  
144 STAFFED BEDS



O'FALLON  
PROFESSIONAL PARK

meijer  
COMING SOON

Pierce Blvd

DOLLAR TREE

58,600 (2023)



32,800 (2023)

11,400 (2023)

Dierbergs

ROSS  
DRESS FOR LESS



Michaels

ASHLEY  
FURNITURE INDUSTRIES, INC.

Frank Scott Pkwy E

# CENTRAL PARK PLAZA

1245 CENTRAL PARK DR. O'FALLON, IL 62269

8.83 AC FOR SALE OR LEASE IN  
PREMIER MIXED-USE DEVELOPMENT

XTEAM  
RETAIL ADVISORS



# CENTRAL PARK PLAZA

## SITE PLAN

PLEASE CONTACT:

L<sup>3</sup> CORPORATION  
KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

L<sup>3</sup> CORPORATION  
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

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 OR DEVELOPED AS A JUNIOR BOX LINEUP
- IDEAL FOR RESTAURANTS, ENTERTAINMENT, HOSPITALITY, OR RETAIL USERS
- 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

PLEASE CONTACT:

L<sup>3</sup> CORPORATION  
KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

L<sup>3</sup> CORPORATION  
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

WITTENAUER PROPERTIES  
DAVID WITTENAUER




618.622.2349 (DIRECT)

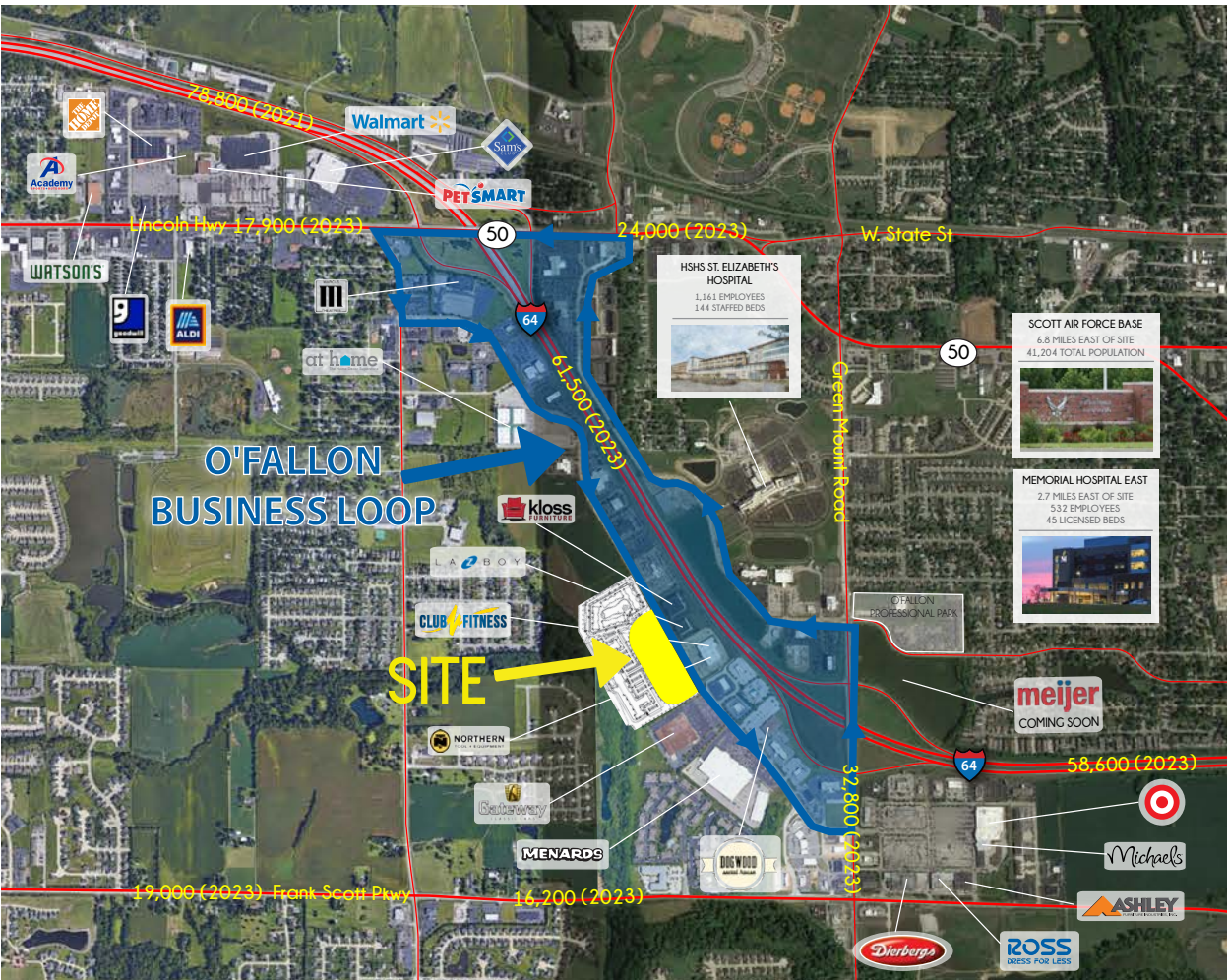
618.719.1197 (MOBILE)

DAVID@WITTENAUERPROPERTIES.COM

- 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

PLEASE CONTACT:

L<sup>3</sup> CORPORATION  
KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

L<sup>3</sup> CORPORATION  
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

WITTENAUER PROPERTIES  
DAVID WITTENAUER

618.622.2349 (DIRECT)

618.719.1197 (MOBILE)

DAVID@WITTENAUERPROPERTIES.COM

