

3.

WP WITTENAUER
PROPERTIES

CARMAX

kloss
FURNITURE

LAZBOY

NORTHERN
TOOL + EQUIPMENT

CLUB FITNESS

3,200 (2023)

SITE

Central Park Dr

61,500 (2023)

N Green Mount Rd 20400 (2023)

HSHS ST. ELIZABETH'S
HOSPITAL

1,161 EMPLOYEES
144 STAFFED BEDS



O'FALLON
PROFESSIONAL PARK

Pierce Blvd

meijer
COMING SOON

DOLLAR TREE

58,600 (2023)

Gateway
CLASSIC CARS

DOGWOOD
social house

MENARDS

64

Dierbergs

ROSS
DRESS FOR LESS



Michaels

ASHLEY
FURNITURE INDUSTRIES, INC.

CENTRAL PARK PLAZA

1245 CENTRAL PARK DR. O'FALLON, IL 62269

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

Frank Scott Pkwy E

XTEAM
RETAIL ADVISORS

CENTRAL PARK PLAZA

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION
KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

L³ CORPORATION
RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

WITTENAUER PROPERTIES
DAVID WITTENAUER

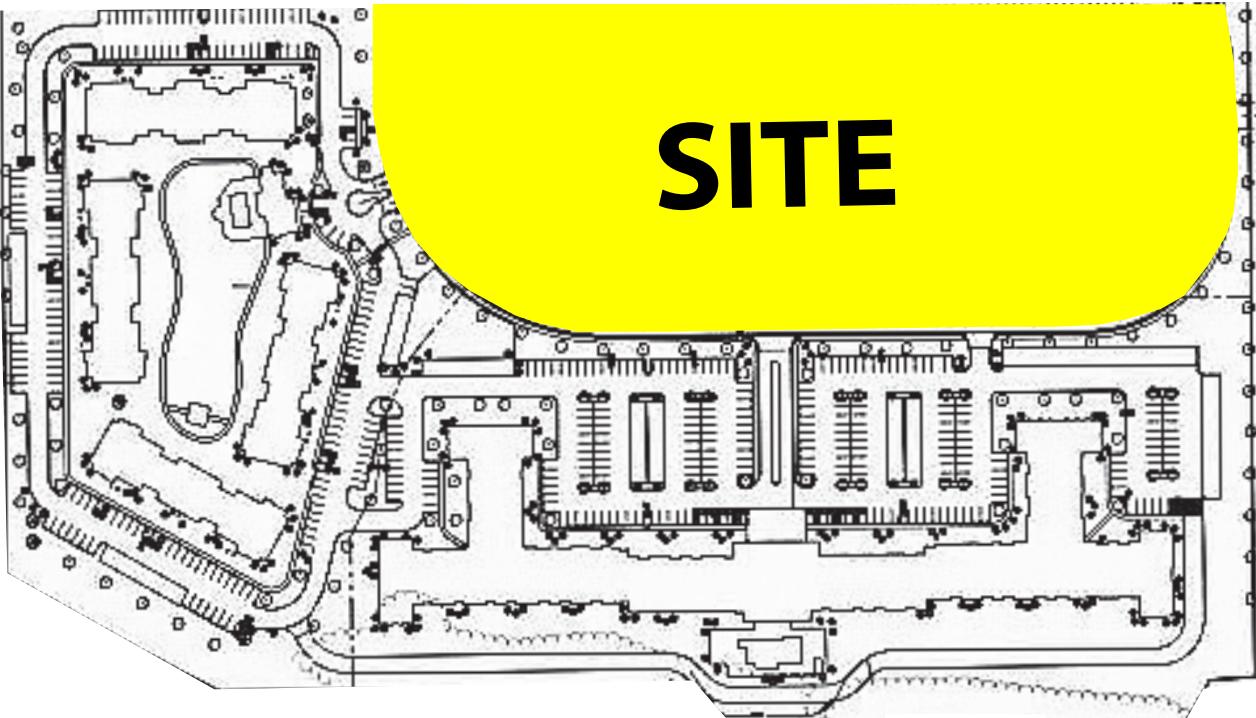
618.622.2349 (DIRECT)

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

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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

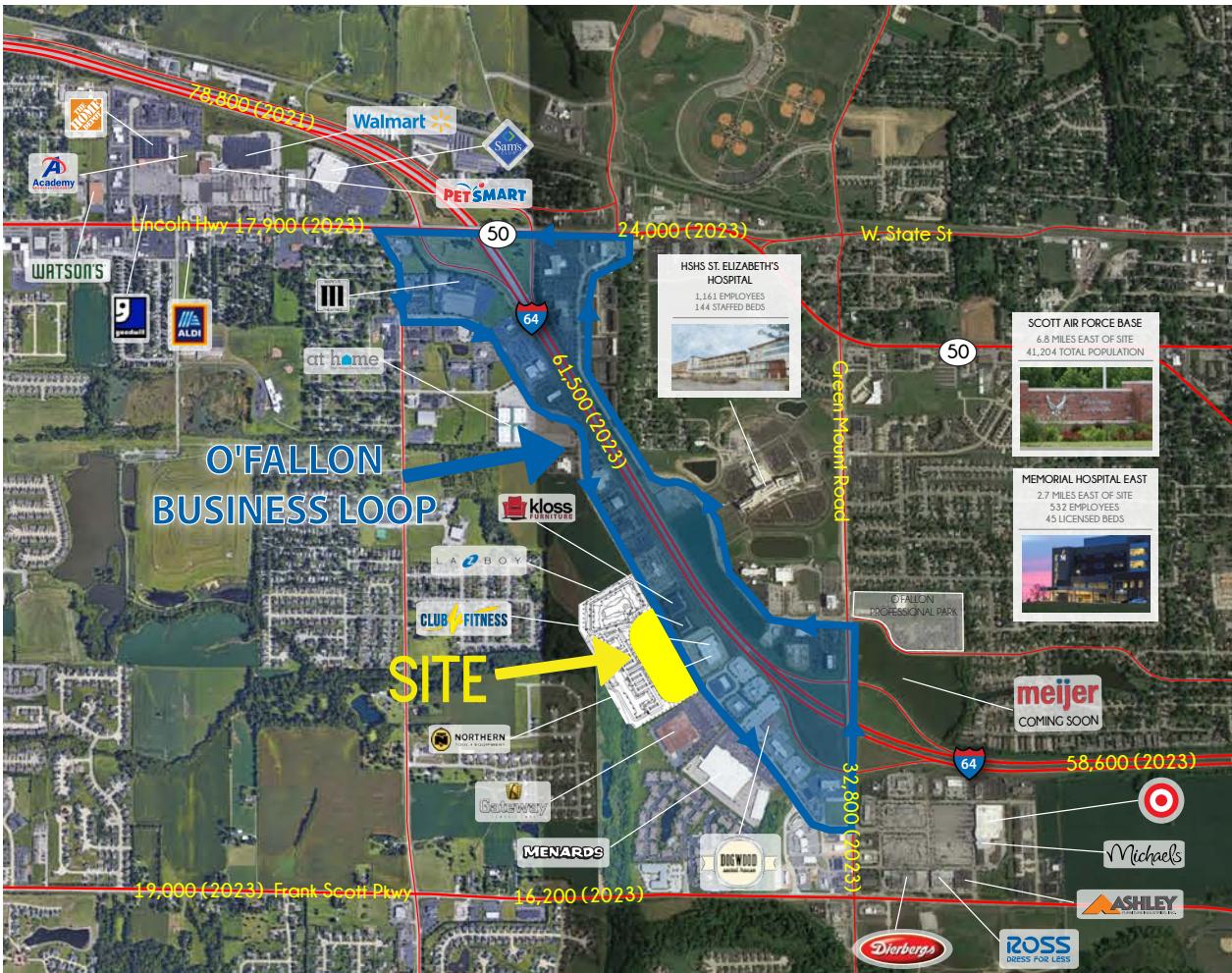
	1 MILE	3 MILES	5 MILES
1 MILE	5,597	52,060	104,688

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 MILE	2,574	21,324	42,804

AVG HH INCOME

	1 MILE	3 MILES	5 MILES
1 MILE	\$103,897	\$114,167	\$106,790



VIEW & DOWNLOAD:
DEMO REPORT



CENTRAL PARK PLAZA

MARKET AERIAL

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