



W.P. WITTENAUER
PROPERTIES

Central Park Dr
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

55,700 (2025)

Gateway
CLASSIC CARS

DOGWOOD
social house

MENARDS

N Green Mount Rd 20,400 (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:

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

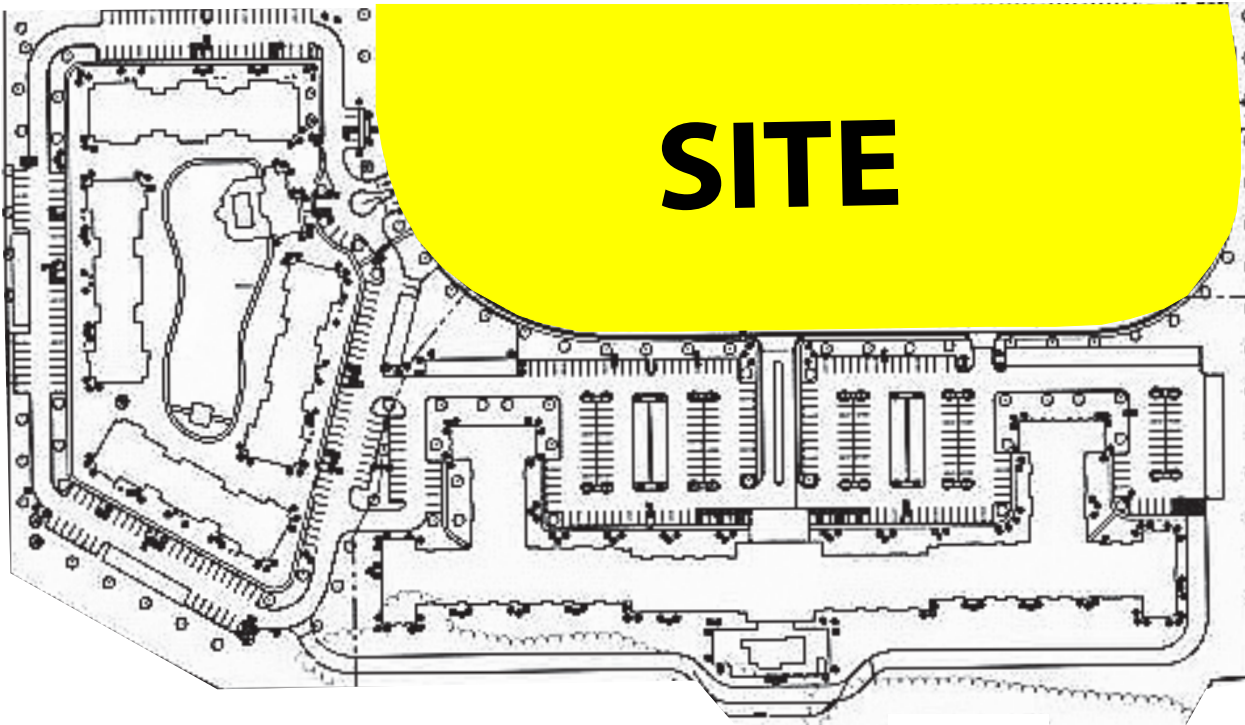
WITTENAUER PROPERTIES
DAVID WITTENAUER

618.622.2349 (DIRECT)

618.719.1197 (MOBILE)

DAVID@WITTENAUERPROPERTIES.COM

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



- 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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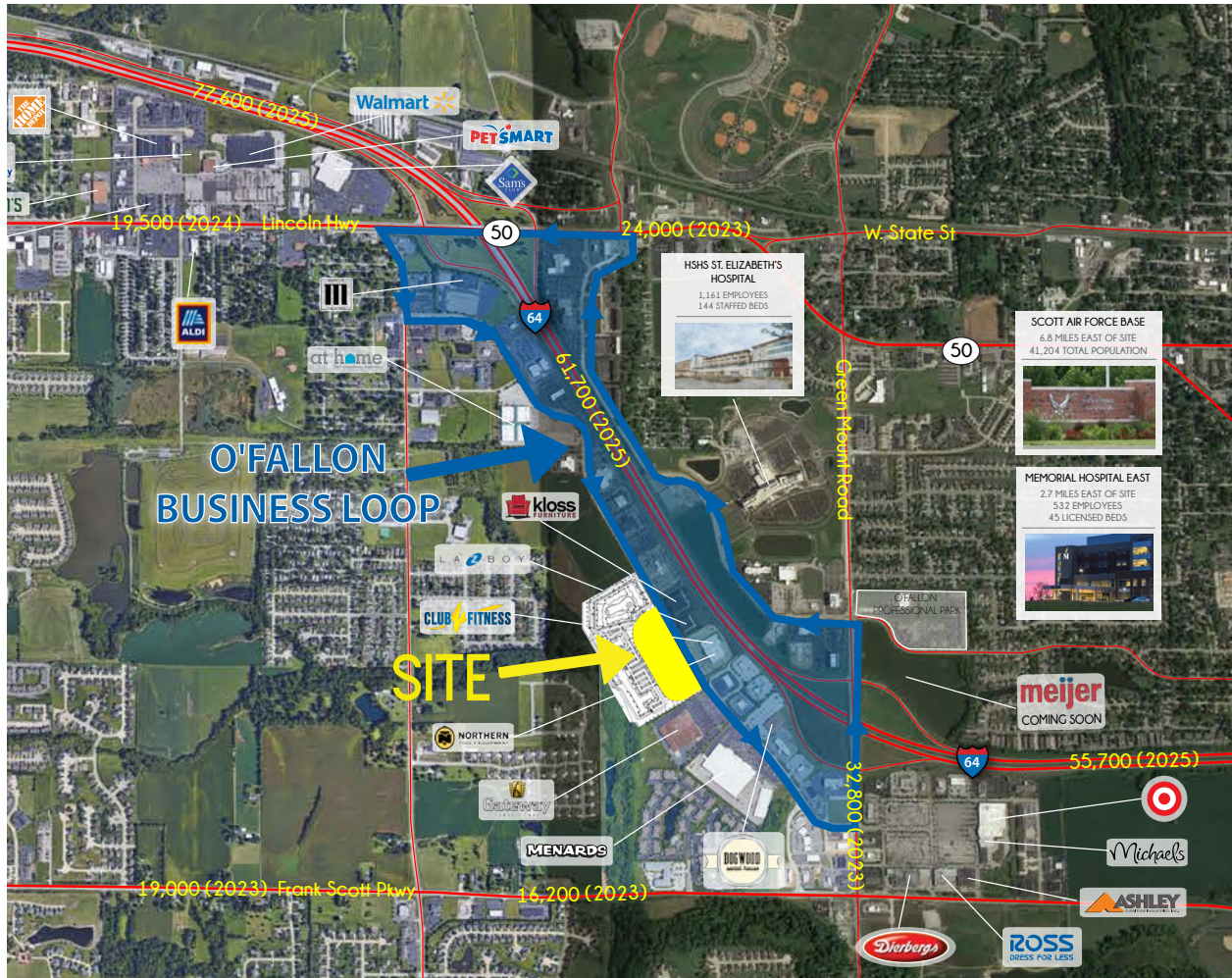
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- O'FALLON, IL IS A FAST-GROWING COMMUNITY OF 29,000 RESIDENTS, ALONG WITH NEIGHBORING SHILOH, IL, WHICH HAS OVER 12,000 RESIDENTS
- STRATEGICALLY LOCATED IN THE O'FALLON BUSINESS LOOP CONNECTING MAJOR ANCHORS AND EMPLOYERS WITH HOTELS, OFFICE BUILDINGS, 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

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. 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.

