

L3.



## LINCOLN CROSSING

1550 W HWY 50 O'FALLON, IL 62269

5,400 SF AVAILABLE IN WALMART  
SHADOW ANCHORED SHOPPING CENTER

**XTEAM**  
RETAIL ADVISORS

# LINCOLN CROSSING

## DEMOGRAPHICS

PLEASE CONTACT:

L3 CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM

GO TO:

SITE PLAN

PHOTOS

MARKET AERIAL

## VISIT METRICS

JAN 1<sup>st</sup>, 2025 - DEC 31<sup>st</sup>, 2025

• DATA PROVIDED BY PLACER.AI

VISITS/YEAR



5.3 M

VISITORS



706.7 K

VISIT FREQUENCY



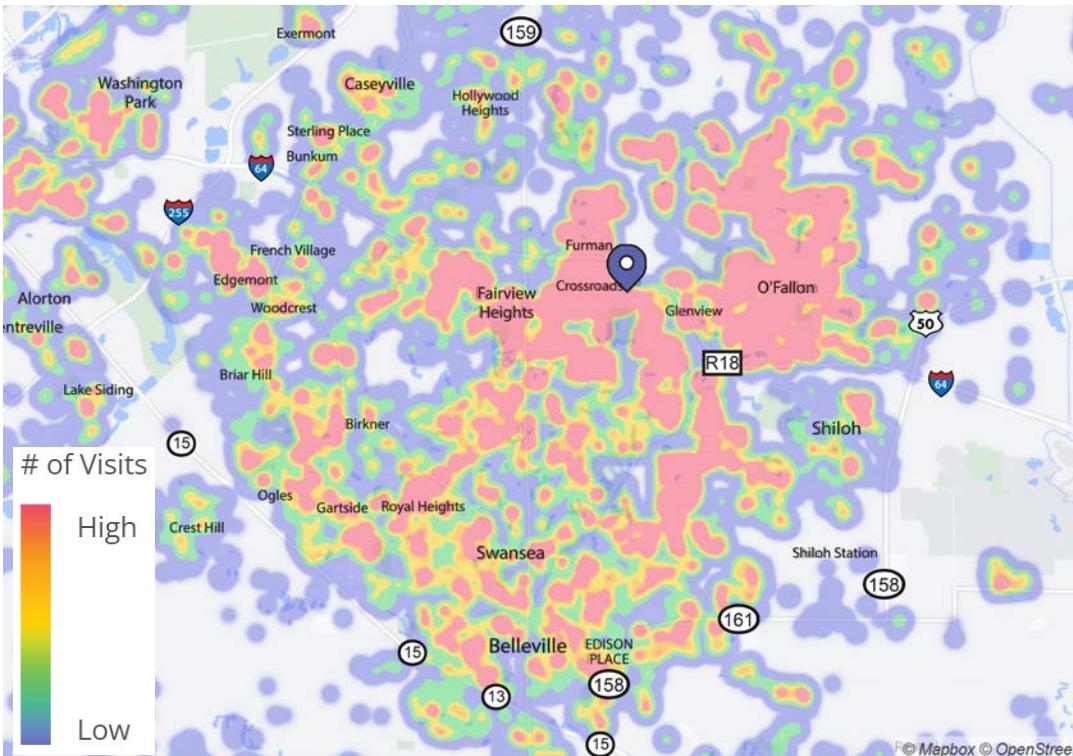
7.43

AVG. DWELL TIME



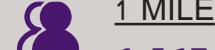
32 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

POPULATION



1 MILE

4,567

3 MILES

46,557

5 MILES

103,234

HOUSEHOLDS



1 MILE

1,884

3 MILES

18,712

5 MILES

42,572

AVG HH INCOME



1 MILE

\$79,371

3 MILES

\$91,529

5 MILES

\$84,811

VIEW & DOWNLOAD:  
PLACER.AI REPORT



DEMO REPORT

# LINCOLN CROSSING

# SITE PLAN

**PLEASE CONTACT:**

## L<sup>3</sup> CORPORATION

## RICK SPECTOR

## DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
XA	ACADEMY SPORTS	62,943 SF
0A01A	PETSMART	19,815 SF
0A01C	PETSMART - MEZZANINE	1,797 SF
0A02	DRIP NATION	2,400 SF
A03C	MAGIC NAILS AND SPA	1,200 SF
0A04	MR. TOBACCO AND VAPE	1,741 SF
0A05D	GREAT CLIPS	1,000 SF
0A05C	BOOST MOBILE	1,705 SF
0A06	AVAILABLE	5,400 SF
AT01	AVAILABLE	60 SF
<b>TOTAL</b>		<b>98,061 SF</b>

- 5,400 SF IN A WALMART, HOME DEPOT AND SAM'S CLUB SHADOW ANCHORED CENTER
- MARKET DOMINANT POWER CENTER WITH HIGHWAY 64 VISIBILITY
- SERVES THE ESTABLISHED, UPPER-MIDDLE-CLASS EASTERN ST. LOUIS SUBURBS OF O'FALLON, FAIRVIEW HEIGHTS, AND SHILOH, WITH STRONG DEMAND SUPPORTED BY NEARBY SCOTT AIR FORCE BASE
- LAST SPACE AVAILABLE
- CONTACT BROKER FOR ADDITIONAL DETAILS

# LINCOLN CROSSING

## PHOTOS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



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.

# LINCOLN CROSSING

## MARKET AERIAL

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

RICK SPECTOR

DESIGNATED MANAGING BROKER

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RSPECTOR@L3CORPORATION.COM



Commercial  
Real Estate

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.