



SITE



YOUR SIGN HERE

LINCOLN CROSSING

1550 W HWY 50 O'FALLON, IL 62269

5,400 SF AVAILABLE IN WALMART
SHADOW ANCHORED SHOPPING CENTER



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:

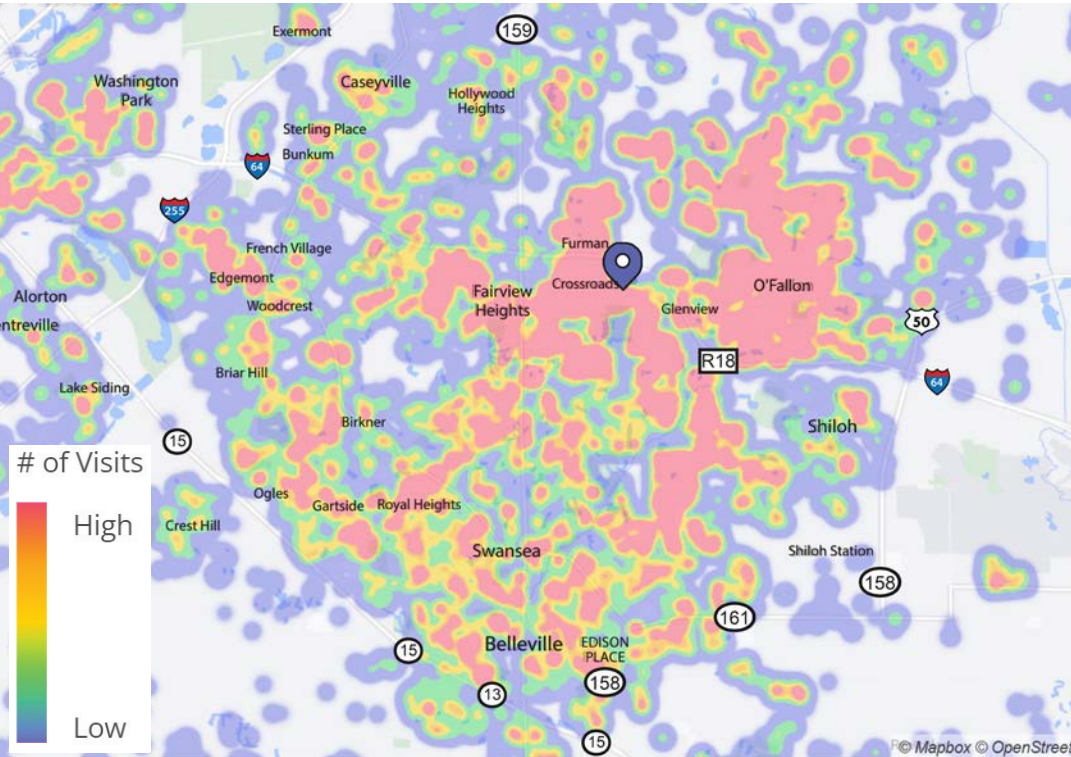
- SITE PLAN
- PHOTOS
- MARKET AERIAL

VISIT METRICS




JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
5.3 M	706.7 K	7.43	32 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION	1 MILE	3 MILES	5 MILES
	4,567	46,557	103,234
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	1,884	18,712	42,572
AVG HH INCOME	1 MILE	3 MILES	5 MILES
	\$79,371	\$91,529	\$84,811



VIEW & DOWNLOAD:
PLACER.AI REPORT
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.

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SITE PLAN

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SPACE	TENANT	SF
XA	ACADEMY SPORTS	62,943 SF
OA01A	PETSMART	19,815 SF
OA01C	PETSMART - MEZZANINE	1,797 SF
OA02	DRIP NATION	2,400 SF
A03C	MAGIC NAILS AND SPA	1,200 SF
OA04	MR TOBACCO AND VAPE	1,741 SF
OA05D	GREAT CLIPS	1,000 SF
OA05C	BOOST MOBILE	1,705 SF
OA06	AVAILABLE	5,400 SF
AT01	AVAILABLE	60 SF
TOTAL		98,061 SF

- 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

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PHOTOS

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MARKET AERIAL

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