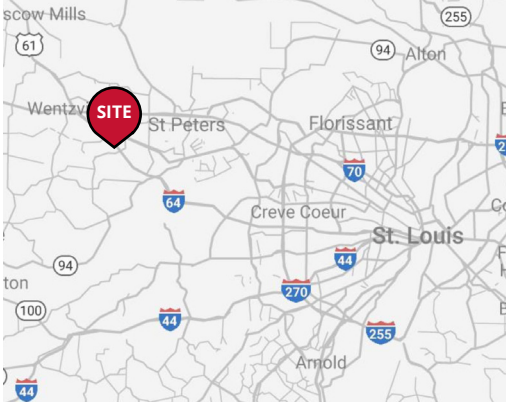
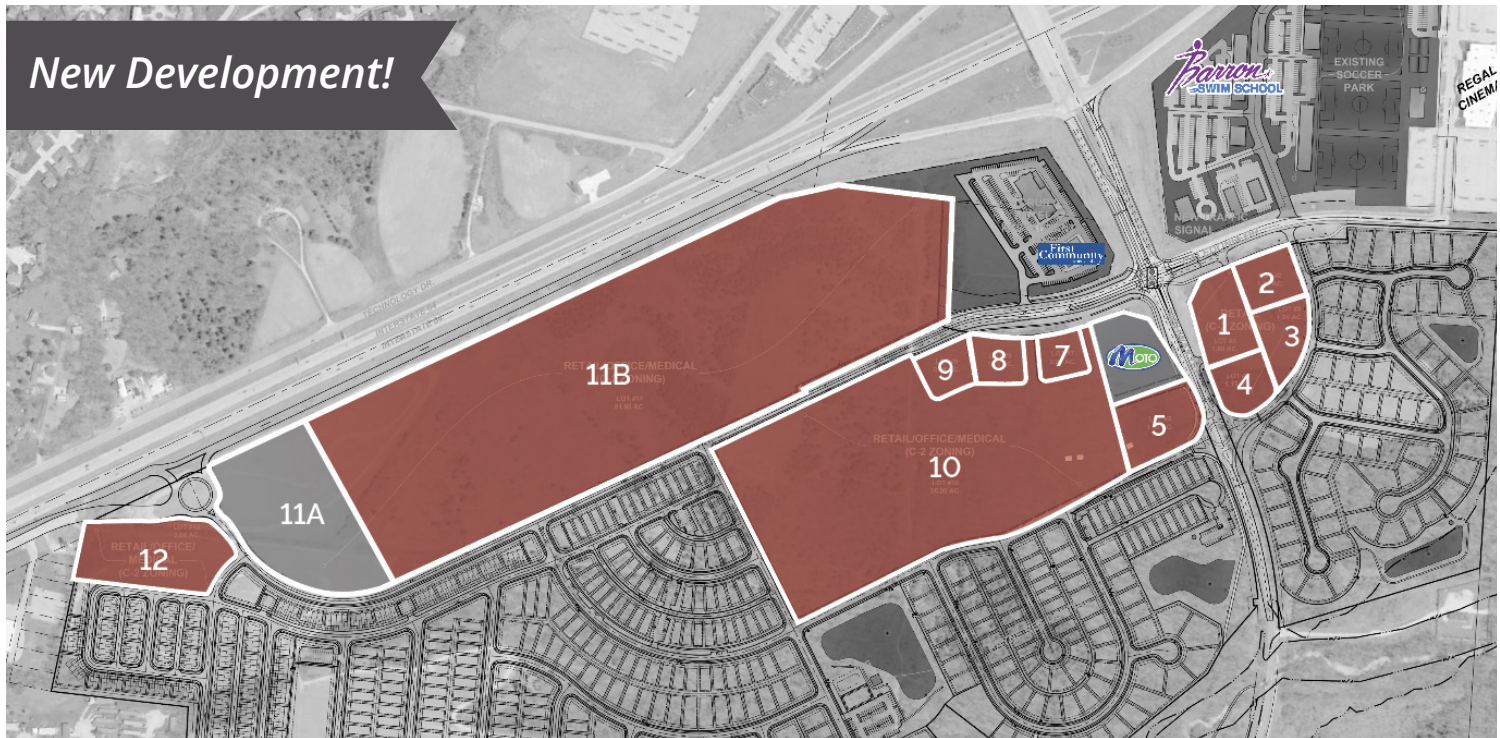


**New Development!**



**2023 DEMOGRAPHICS**

1 Mile | 3 Miles | 5 Miles



**Population**

3,840 | 52,038 | 120,807



**Daytime Population**

1,817 | 25,624 | 63,528



**Median Household Income**

\$100,585 | \$130,222 | \$122,893

**FOR LEASE**

The Streets of Caledonia | Highway DD & I-64 | O'Fallon, Missouri 63368

0.96 - 44.36 AC | Call for Details

**PROPERTY DETAILS**

New construction mixed-use development

Ground lease or build-to-suit available

Easy access from I-64

Adjacent to 700 single-family residences under construction

Adjacent to Mastercard, one of the largest employers in the St. Louis MSA

I-64 - 47,706 VPD

**Evan Barnett**

314.785.7678

[ebarnett@paceproperties.com](mailto:ebarnett@paceproperties.com)

**Patrick Willett**

314.785.7631

[pwillett@paceproperties.com](mailto:pwillett@paceproperties.com)

[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

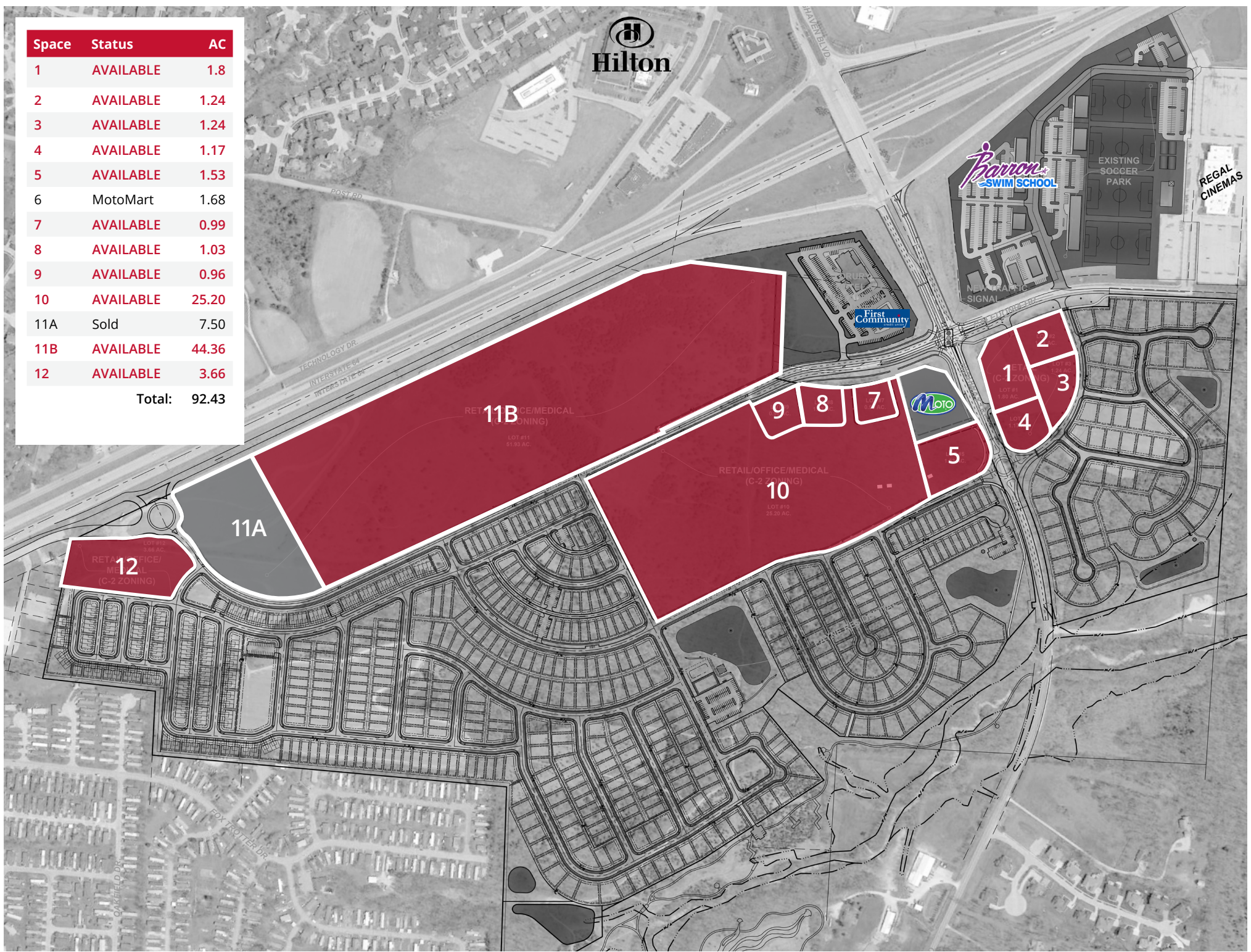
The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Trade Area Aerial





Space	Status	AC
1	AVAILABLE	1.8
2	AVAILABLE	1.24
3	AVAILABLE	1.24
4	AVAILABLE	1.17
5	AVAILABLE	1.53
6	MotoMart	1.68
7	AVAILABLE	0.99
8	AVAILABLE	1.03
9	AVAILABLE	0.96
10	AVAILABLE	25.20
11A	Sold	7.50
11B	AVAILABLE	44.36
12	AVAILABLE	3.66
<b>Total:</b>		<b>92.43</b>



# New Housing

