

# CENTRAL PARK PLAZA

O'Fallon, IL Mixed Use Development



0.77 - 27.82 ACRES AVAILABLE FOR SALE

**WP WITTENAUER**  
PROPERTIES

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269  
 Office: 618.632.5850 | Fax: 618.632.3270  
 Email: info@wittenauerproperties.com  
 www.wittenauerproperties.com

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.



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LOT	LOT SIZE	PRICE
22B	4.47 AC	\$6.50/SF
24	27.82 AC	\$5.50/SF





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59,500 VPD  
Green Mount Rd  
23,700 VPD  
Central Park Dr  
Fairfield BY MARRIOTT  
DRAKE'S Come play  
MENARDS  
DRURY INN & SUITES  
Panera BREAD  
BEAUTY BRANDS  
Navy Federal Credit Union  
Massage Envy  
ARROY THAI CUISINE  
Sprint  
Starbucks Coffee  
Commerce Bank  
54 STREET

LOT	LOT SIZE	PRICE
29A	1.84 AC	\$140,000/YR Ground Lease

Hartman Lane  
Park Plaza Drive  
Central Bank  
Chevy's FRESH MEAT  
CANDLEWOOD SUITES  
WOW HOTEL  
CASEY'S GENERAL STORE  
at home

LOT	LOT SIZE	PRICE
9B	1.67 AC	\$6.00/SF
10C	0.77 AC	\$6.00/SF
16	1.54 AC	\$6.00/SF



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## THE O'FALLON BUSINESS LOOP



# CENTRAL PARK PLAZA

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## PROPERTY OVERVIEW

- Central Park Plaza is O'Fallon, Illinois' premier mixed-use development situated between Exit 14 (Hwy 50) and Exit 16 (Green Mount Road)
- Great interstate visibility - interstate signage available
- Strong retail corridor in a high growth area
- TIF District (23 years) was approved on May 7, 2012
- Easy access from I-64, Hwy 50, and Green Mount Rd
- Located 15 miles from downtown St. Louis

## TRADE AREA HIGHLIGHTS

- Located in fast growing O'Fallon, IL, a community of 29,000 residents and neighboring Shiloh, IL, with over 12,000 residents
- Scott Air Force Base is less than 5 miles from Central Park Plaza and is estimated to have a \$1.7BB economic impact on the region. The base is the largest area employer with 41,000 military and their families
- Other major employers include: Memorial Hospital, St. Elizabeth's Hospital, Southwestern Illinois College, Midcoast Aviation
- The development is 2.5 miles from St. Clair Square, the only super regional mall in Southern Illinois
- The area has a high concentration of hotels with 1,949 total rooms in a 4-mile radius

## TRAFFIC COUNTS

I-64: 59,500 VPD Green Mount Rd: 23,700 VPD

Frank Scott Pkwy: 17,400 VPD Central Park Dr: 11,600 VPD

Hwy 50: 28,400 VPD

## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	48,535	102,192	226,222
Households	19,148	40,808	89,705
Avg HH Income	\$87,970	\$80,901	\$72,284

## FOR INFO, PLEASE CONTACT:

### WITTENAUER PROPERTIES

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