

4,725 SF FLEX SPACE AVAILABLE

FOR LEASE

102-212 Crafton Drive
O'Fallon, MO 63366



PROPERTY FEATURES



- Suite 202 - 4,725 SF of flex space available
- 3 phase power
- One 14' grade level drive-in door and one 10' grade level drive-in door
- New TPO roof installed in 2024
- New parking lot
- 15' 6" - 16' 6" Clear Height

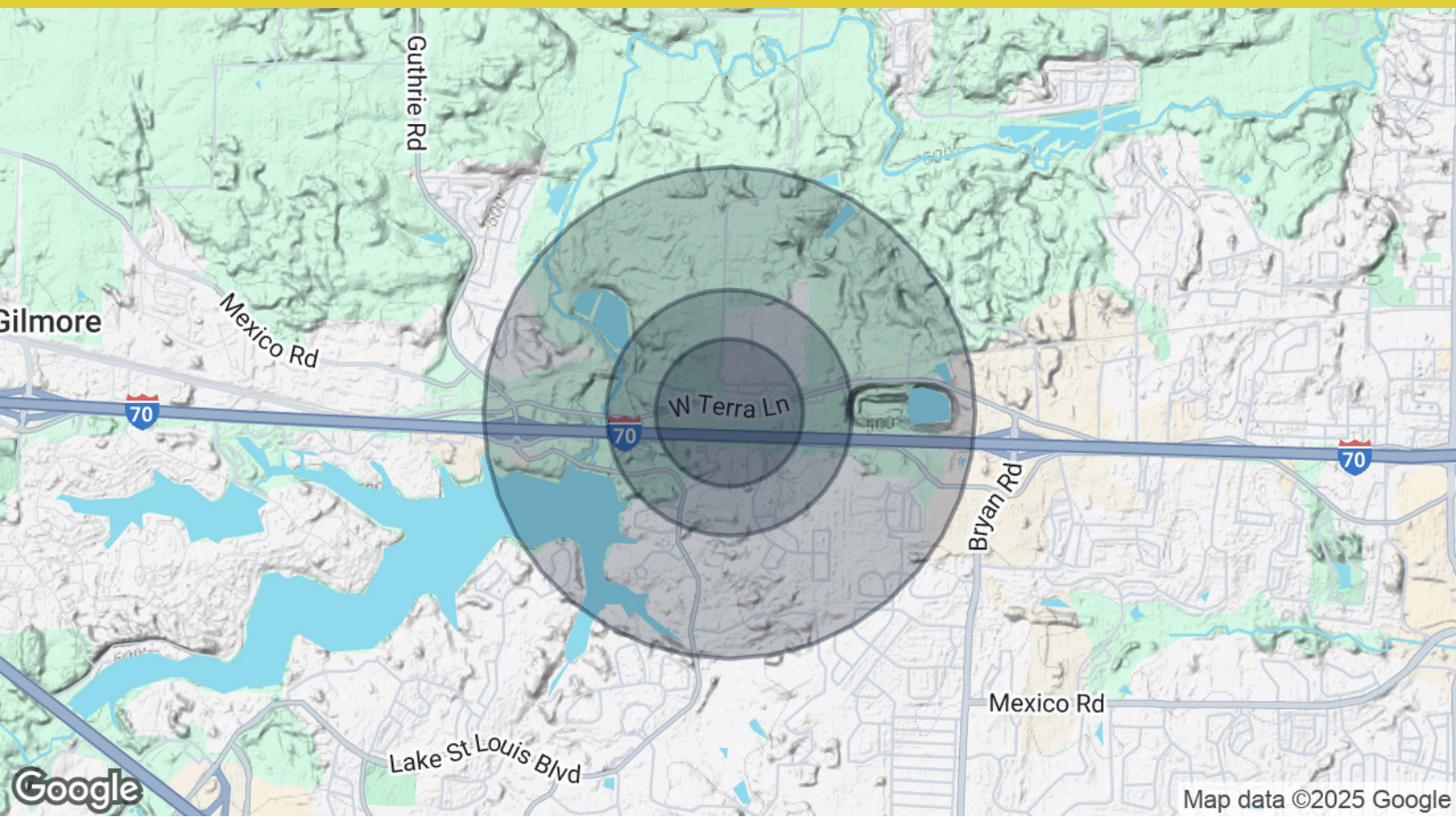


- Located just minutes from I-70 and Bryan Road
- Highway visibility with over 100,000 VPD
- Signage opportunity with visibility to I-70

For Lease:
\$12.00 SF/YR
NNN



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	349	1,217	5,216
Average Age	42	40	39
Average Age (Male)	40	39	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	151	501	2,099
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$119,876	\$117,647	\$122,476
Average House Value	\$324,288	\$298,644	\$318,466

Demographics data derived from AlphaMap



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