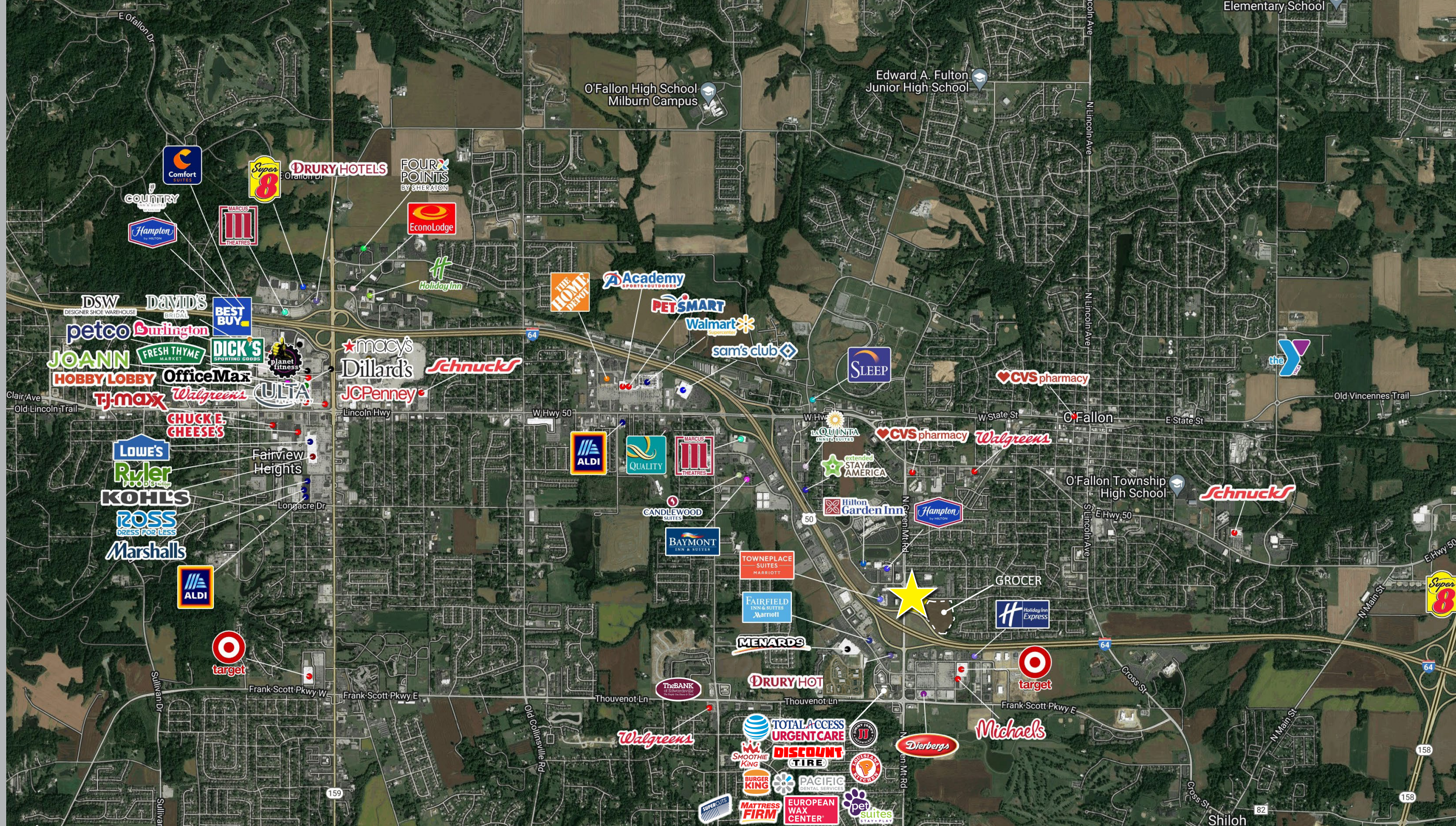


SHOPPES AT PIERCE O'FALLON, IL



SITE DESCRIPTION

N. GREEN MOUNT RD & I-64

OUTPARCELS

A: ±1.00 AC | B: ± 0.82 AC | C: ± 1.39 AC | D: SMALL SHOPS | E: ± .90 AC

29,676 AADT ON GREEN MT. RD

64,100 AADT ON I-64



O'FALLON FAMILY SPORTS PARK

IHOP

MOTO MART

O'Reilly

K

SONIC

Pizza Hut

DG

FIRST BANK

CVS

Denny's

W

IMO'S

ACE

AutoZone

PAPA JOHN'S

McDonald's

SUBWAY

Hardee's

REGIONS

BP

DQ

Schnucks

HSHS St. Elizabeth's Hospital

Bella Milano

Hilton Garden Inn

FirstWatch

Simmons Bank

TownePlace Suites

DEWEY'S

Global Brew

PNC BANK

LION'S CHOICE

CHOPHOUSE

Target

Dierbergs

Michaels

Ashley

QDOBA

Commerce Bank

Arbys

Jersey Mike's

54 STREET

Old Country Store

CBW

Holiday Inn Express

golden corral

FRESH FOOD FAST

SHERWIN WILLIAMS

beauty brands

Applebee's

DOBBS

noodles

Famous Footwear

GameStop

DOLLAR TREE

STARBUCKS COFFEE

Hair Salon For Men

SCOTT AIR FORCE BASE
41,204 PEOPLE
2 MILES AWAY

29,676 VPD
64,100 AADT
GROCER

BJC

BJC

TOTAL ACCESS URGENT CARE

DISCOUNT TIRE

PACIFIC DENTAL SERVICES

EUROPEAN WAX CENTER

pet suites

MATTRESS FIRM

BURGER KING

POPEYES

SMOOTHIE KING

MOTO MART

White Castle

McDonald's

American Eagle

Davita

LEASING:
Alan Lloyd
alloyd@gbtrealty.com

615.515.4069
615.370.0670
gbtrealty.com

MARKET AERIAL
SHOPS AT PIERCE | O'FALLON, IL



SCOTT AIR FORCE BASE
 41,204 PEOPLE
 2 MILES AWAY

N. GREEN MT. RD | 29,676 VPD

64,100 AADT



Keystone Place at Richland Creek
 152 Units / ±170,000 SF
 Under Construction
 \$23M Development



LEASING:
 Alan Lloyd
 alloyd@gbtrealty.com

615.515.4069
 615.370.0670
 gbtrealty.com

LOW AERIAL
 SHOPS AT PIERCE | O'FALLON, IL

NUMBERS

SHOPS AT PIERCE | O'FALLON, IL

POPULATION

1 MILE	6,647
3 MILE	48,837
5 MILE	99,596

HOUSEHOLDS

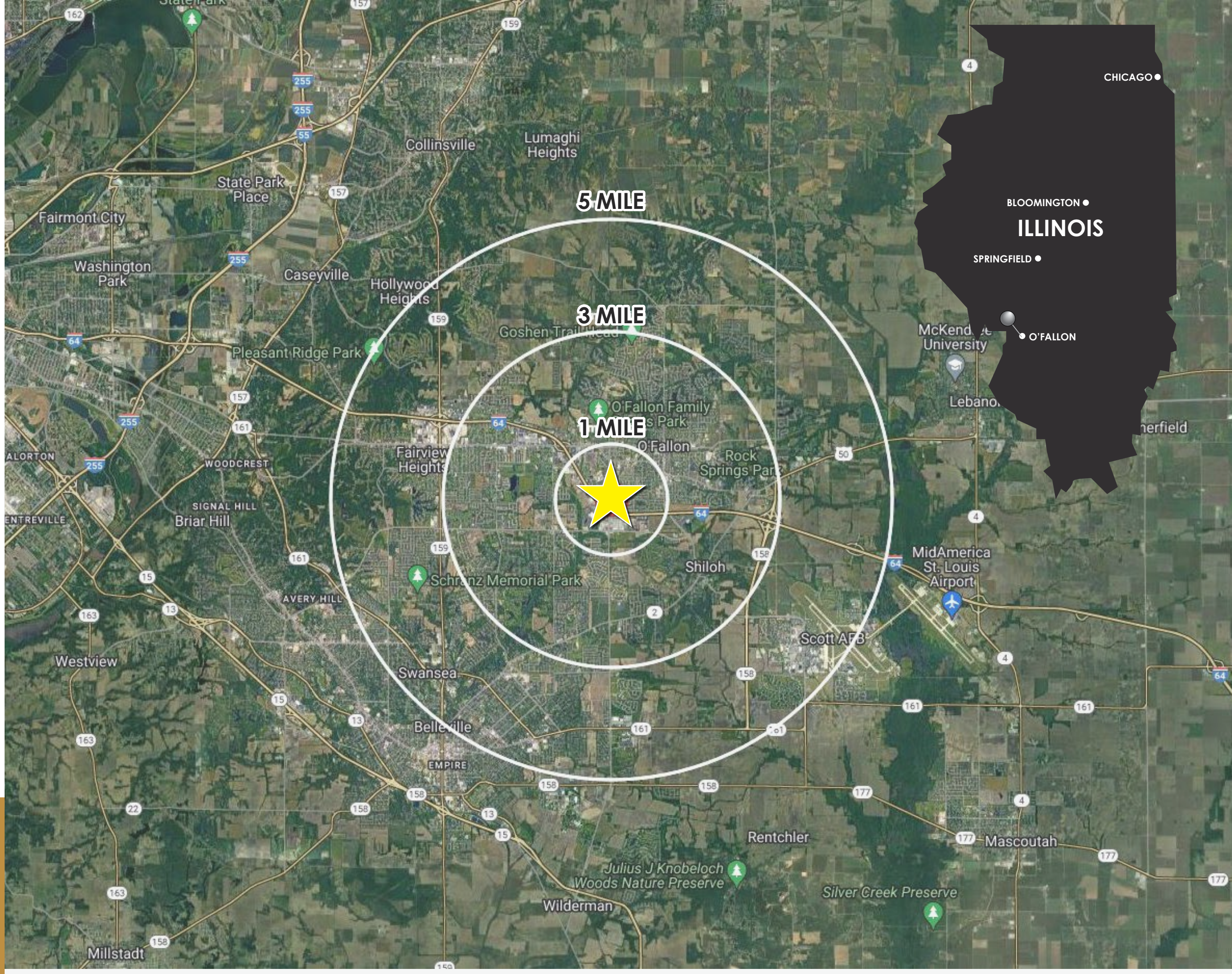
1 MILE	2,912
3 MILE	20,006
5 MILE	40,526

AVG. HH INCOME

1 MILE	\$ 88,642
3 MILE	\$110,387
5 MILE	\$ 98,724

MED. HH INCOME

1 MILE	\$74,671
3 MILE	\$82,178
5 MILE	\$78,635



PROPERTY MGR:

MaryAnn Howell-Davis
mahowell@gbtrealty.com

SITE PLAN

SHOPS AT PIERCE | O'FALLON, IL

OUTPARCELS

- A: ± 1.00 AC
- B: ± 0.82 AC
- C: ± 1.39 AC
- D (SMALL SHOPS): 9,000 SF
PARKING: 85 SPACES
- E: ± .90 AC



LEASING:

Alan Lloyd
alloyd@gbtrealty.com

615.515.4069
615.370.0670
gbtrealty.com