

FOR SALE

8345 Veterans Memorial Parkway
O'Fallon, MO 63366



PROPERTY HIGHLIGHTS

- 1± Acre
- 4,600± VPD on Veterans Memorial Pkwy
- 65,000± VPD on I-70 directly behind the parcel
- All utilities available
- Zoned C-2
- Neighboring parcel - The Salvation Army
- Numerous national retailers a few blocks west
- Population: 3 miles - 77k; 5 miles - 150k
- **SALE PRICE: \$220,000**



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