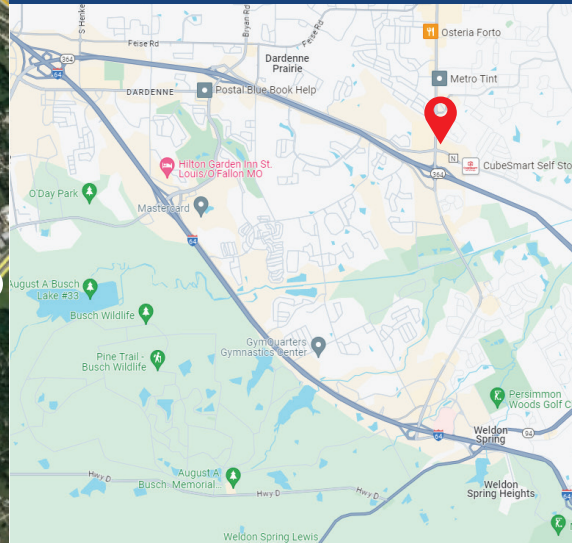
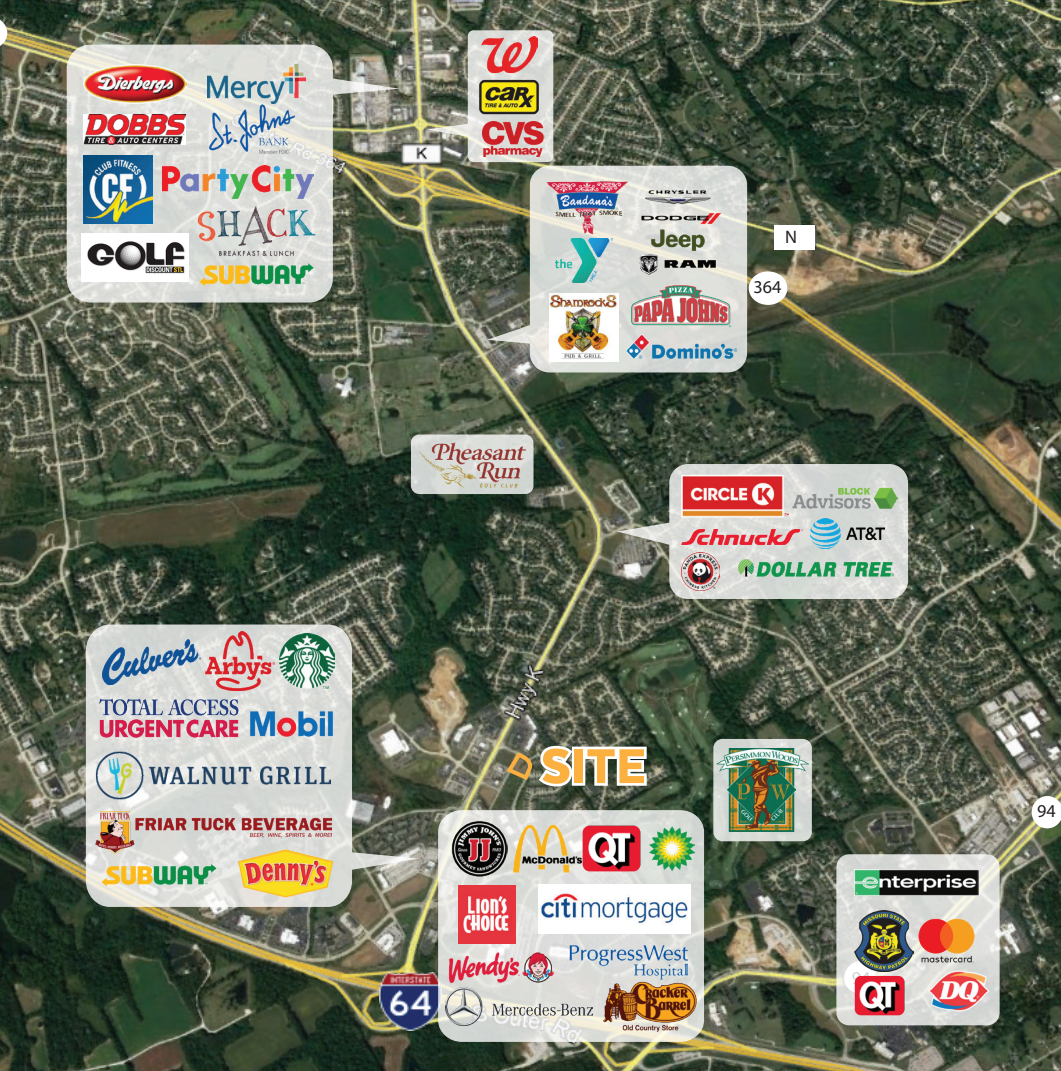


REDUCED PRICE!

FOR SALE

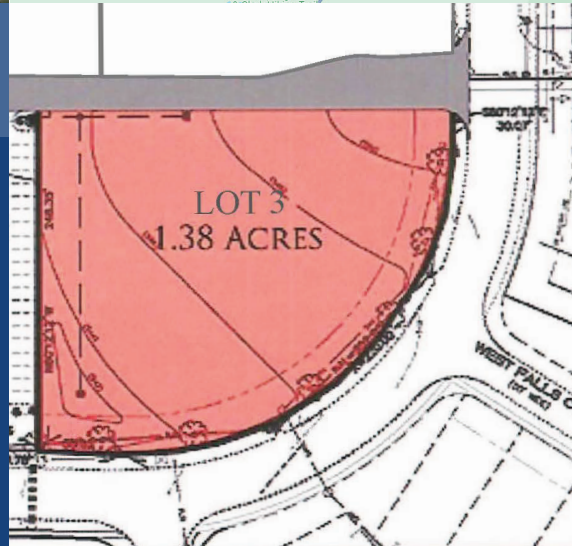
Commercial Outlot



Waterbury Town Center
Hwy K and Waterbury Falls Dr. | O'Fallon, MO 63367

PROPERTY HIGHLIGHTS

- Waterbury Town Center
- Commercial Outlot
- Utilities to site
- Off-site detention
- Great visibility to Highway K at Waterbury Falls Drive
- ADT - Hwy K at Waterbury Falls Drive: 29,352 VPD
- **REDUCED SALE PRICE: 1.38 +/- ACRES - ~~\$9.00 PSF~~ \$7.50 PSF**



Dean Burns

Senior Vice President
 Mobile: 314-757-1284
 dburns@gundakercommercial.com

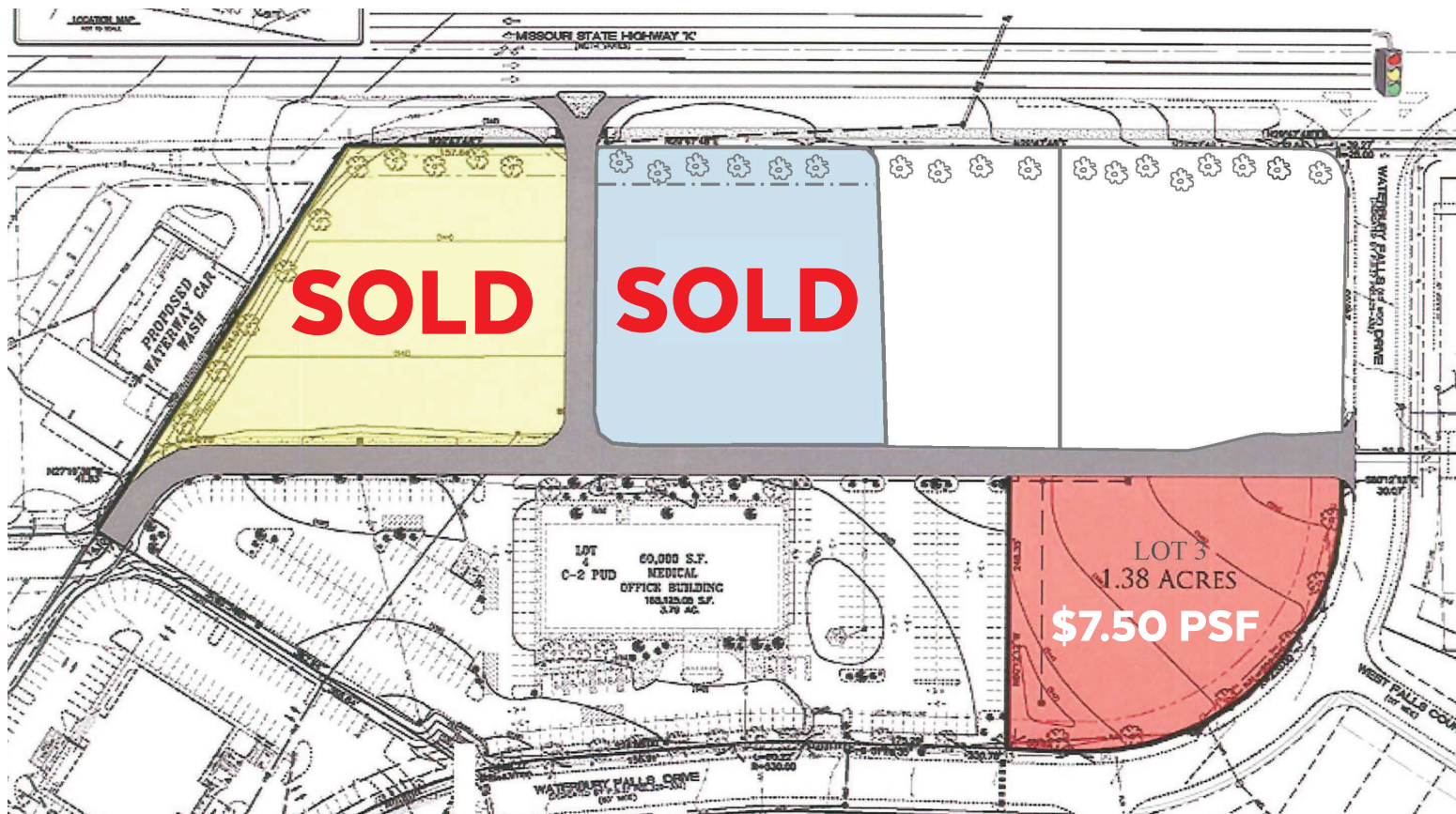


GUNDAKER
 COMMERCIAL GROUP

55 Westport Plaza Drive, Suite 200
 St. Louis, MO 63146
 636-728-5100
 www.gundakercommercial.com

The information contained herein was obtained from sources believed reliable. Gundaker Commercial Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Highway K



	1 Mi	3 Mi
Population	6,983	41,205
Households	2,444	14,132
Average Age	37.00	38.10
Median HH Income	\$116,466	\$112,659
Daytime Employees	3,614	15,143
Population Growth '20-'25	↑ 4.1%	↑ 4.6%
Household Growth '20-'25	↑ 4.2%	↑ 4.9%



Dean Burns

Senior Vice President
 Mobile: 314-757-1284
 dburns@gundakercommercial.com



GUNDAKER
 COMMERCIAL GROUP

55 Westport Plaza Drive, Suite 200
 St. Louis, MO 63146
 636-728-5100
 www.gundakercommercial.com