

FOR SALE

1407 West Hwy 50,
O'Fallon, IL 62269



FULLY LEASED RETAIL CENTER

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

PRIME RETAIL INVESTMENT OPPORTUNITY

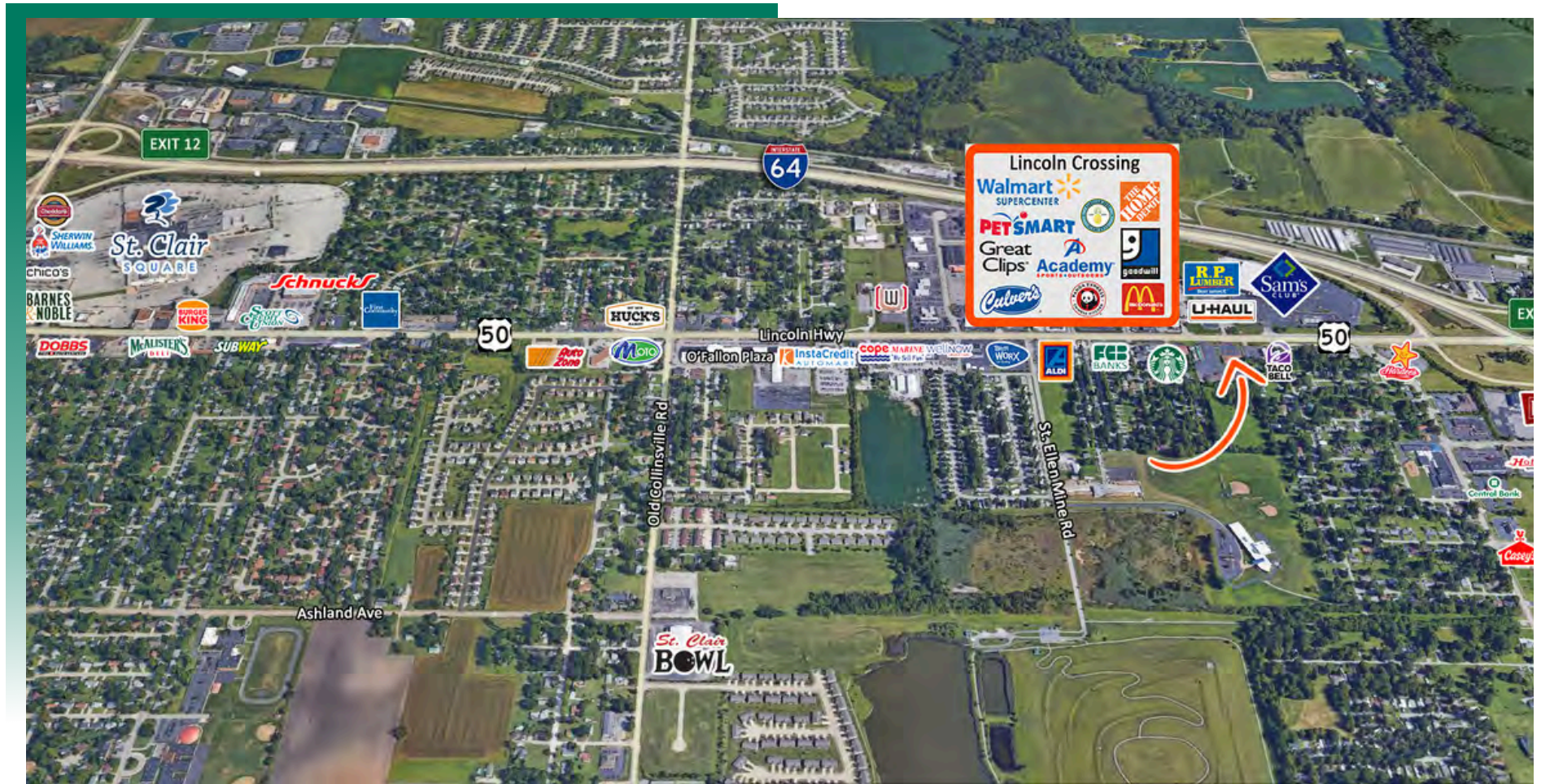
Strategically positioned on Highway 50 directly across from Walmart and Sam's Club, this high-visibility location benefits from exceptional traffic volume and strong consumer draw.

The center features a stable tenant mix including Papa Murphy's, World Finance Corporation, Sport Clips, Zapp Noodle, 3 Zapp Bar, and Up in Smoke—offering reliable income and long-term upside.

Contact Broker for C/A, Rent Roll and Financials.

AREA MAP

1407 W Hwy 50, O'Fallon, IL



LOCATION OVERVIEW

High-traffic, high-visibility site just 1/8 mile off I-64 at the Hwy 50 Interchange (Exit 14), positioned in the heart of O'Fallon's dominant retail corridor. Surrounded by national retailers and daily consumer destinations including Walmart Supercenter, Sam's Club, Academy Sports, Aldi, Starbucks, Taco Bell, Jack in the Box, Magnolia Soap & Bath, and many more—this location offers unmatched exposure and accessibility.

OFFICE/RETAIL PROPERTY SUMMARY

1407 WEST HWY 50

LISTING # 1668

LOCATION DETAILS:

Parcel #: 03-26.0-401-032
County: IL - St. Clair
Zoning: B-1 - O'Fallon

PROPERTY OVERVIEW:

Building SF: 9,100
Signage: Marquee
Lot Size: 1.16 Acres
Frontage: 195
Depth: 260
Parking Spaces: 37
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2004
Yr Renovated: 2025
Ceilings: 11'
Construction Type: Brick

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$3,190,000

FINANCIAL INFORMATION:

Taxes: \$23,725.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 19,000

PROPERTY DESCRIPTION

Prime Retail Investment Opportunity. Strategically positioned on Highway 50 directly across from Walmart and Sam's Club, this high-visibility location benefits from exceptional traffic volume and strong consumer draw. The center features a stable tenant mix including Papa Murphy's, World Finance Corporation, Sport Clips, Zapp Noodle, 3 Zapp Bar, and Up in Smoke—offering reliable income and long-term upside. Contact Broker for C/A, Rent Roll and Financials.

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