

For Sale/Lease

NAIDESCO

SEC Winghaven Blvd. & Hammack Rd.
O'Fallon, MO 63368



Property Highlights



WATCH DRONE VIDEO



**For Sale/Lease
Up to 5.84 Acres**



**Land Ideal for Retail,
Hospitality, Multi-Tenant**



**High Visibility with
Signalized Intersection**



**Contact Broker for
Sale/Lease Price**

For more information, please contact:



William Barnes

d (314) 994 - 4401

c (314) 578 - 1708

wbarnes@naidesco.com

NAIDESCO

8112 Maryland Ave, Suite 300

St. Louis, MO 63105

(314) 994 - 4800

naidesco.com

Property Features

- 5.84-acres, divisible with high visibility at a signalized intersection
- Pad sites available for retail, office, medical, hospitality, daycare or multi-tenant development
- Development has common detention
- Zoned HTCD
- Mass graded and compacted
- Great access to I-64 with traffic counts of 62,261 VPD
- Tremendous daytime population with the following draws in the immediate area: MasterCard Operations Center, Progress West Hospital, Missouri Rush Sports Park (1,700 visitors per week) and Bush Wildlife Conservation Area (750,000 annual visitors)
- 650 new homes and 220 new apartments developed in a 2-mile radius



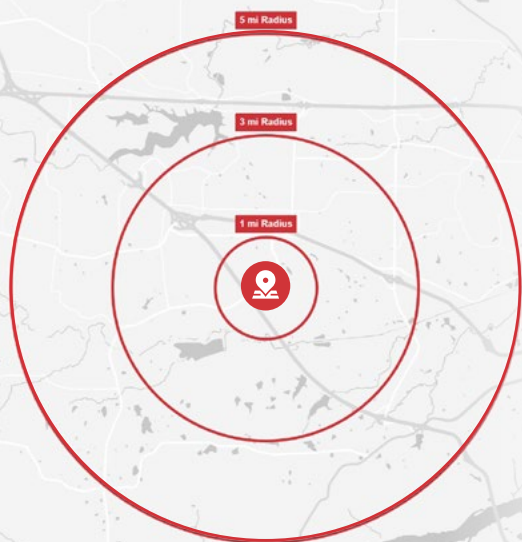
Sale Price:
Contact Broker



Ground Lease:
Contact Broker



Demographics



POPULATION



DAYTIME
POPULATION



AVG. HH
INCOME



HOUSEHOLDS

1 MILE

6,854

7,041

\$114,324

2,710

3 MILES

62,644

29,365

\$124,000

23,178

5 MILES

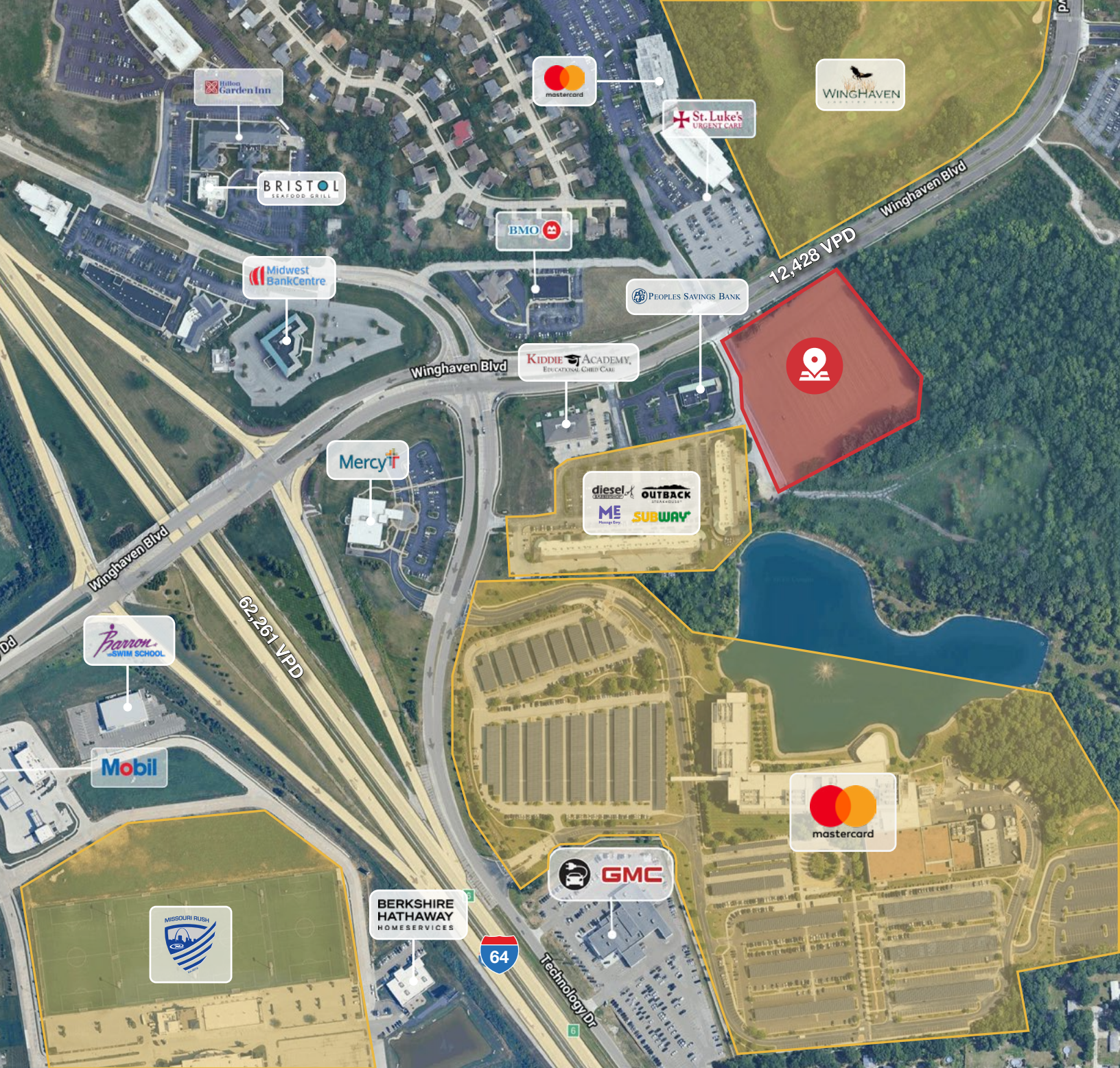
132,836

69,411

\$122,642

50,020





William Barnes

d (314) 994 - 4401

c (314) 578 - 1708

wbarnes@naidesco.com



NAIDESCO

8112 Maryland Ave, Suite 300

St. Louis, MO 63105

(314) 994 - 4800

naidesco.com