

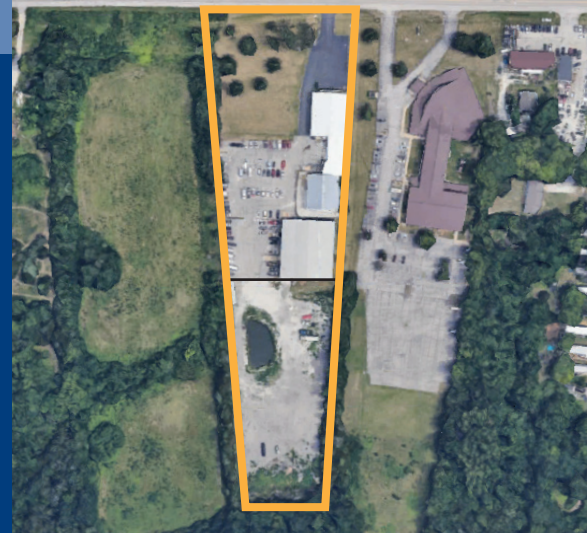
FOR SALE

9390 Veterans Memorial Parkway
O'Fallon, MO 63366



PROPERTY HIGHLIGHTS

- 28,321± Total SF of Retail and Warehouse Space
- 6.29± Total Acres
- Four Buildings on Property:
 - Building One: 6,160± SF Retail
 - Building Two: 2,960± SF Warehouse
 - Building Three: 4,200± SF Warehouse
 - Building Four: 15,000± SF Warehouse (3,000± SF mezzanine level)
- Buildings fully leased with short term leases
- Excess land on back of property: 2.85± Acres
- Zoned Light Industrial
- **SALE PRICE: \$2,950,000**



CONTACT US:

Dean Burns

Senior Vice President

Mobile: 314-757-1284

Direct: 636-728-5133

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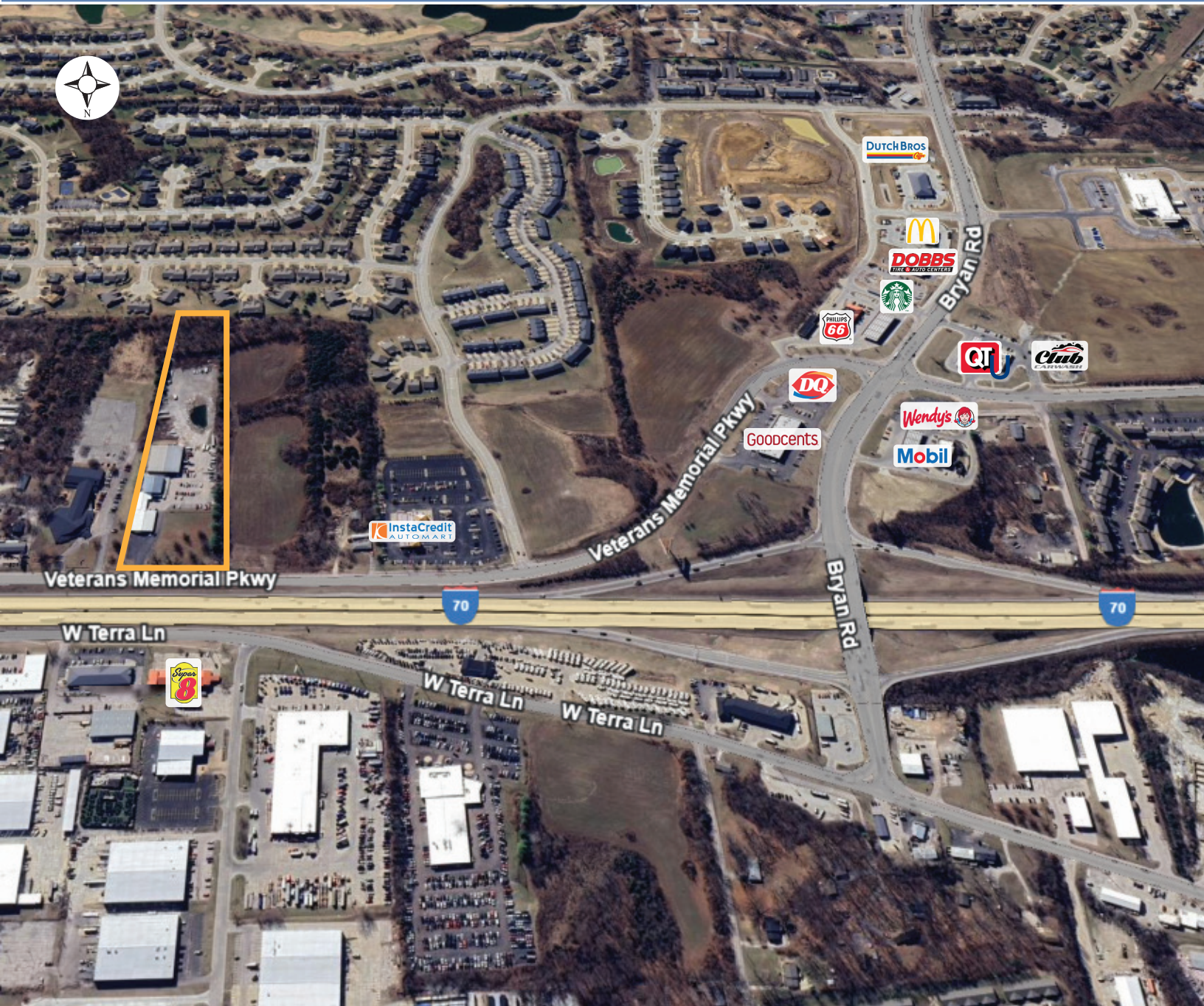
55 Westport Plaza Drive, Ste. 200

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AERIAL



Demographics	1 mile	3 miles	5 miles
Households	3,429	28,449	54,908
Population	8,080	75,337	148,054
Avg HH Income	\$103,235	\$113,889	\$120,629

Traffic	Cross Street	VPD
I-70	Bryan Rd	11,899
Bryan Rd	Veteran's Memorial Pkwy	25,524

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