



FOR SALE OR LEASE

2108-2126 Bryan Valley Commercial Drive

O'Fallon, MO 63366

Asking Price:

\$1,910,000
\$159.16 PSF

Lease Rate:

\$14.50
PSF, NNN

CONTACT US

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Highlights

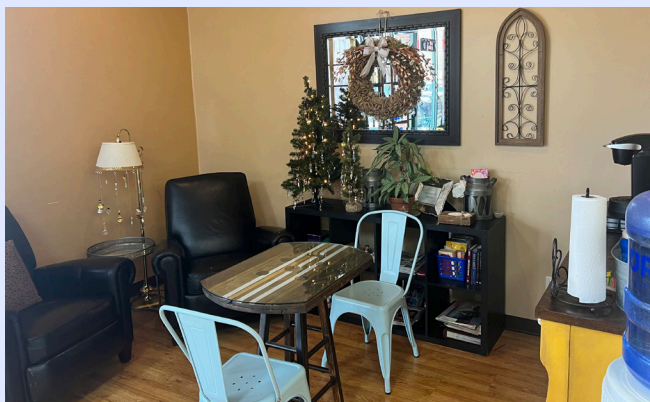
- 12,016 SF retail center available for sale or lease
- Former salon suite 1,920 SF available for immediate lease
- Building and monument signage available
- New roof and gutter
- Built in 2005
- C-2 Commercial zoning
- \$3.77/SF NNN costs
- In close proximity to the Bryan Road and I-70 interchange

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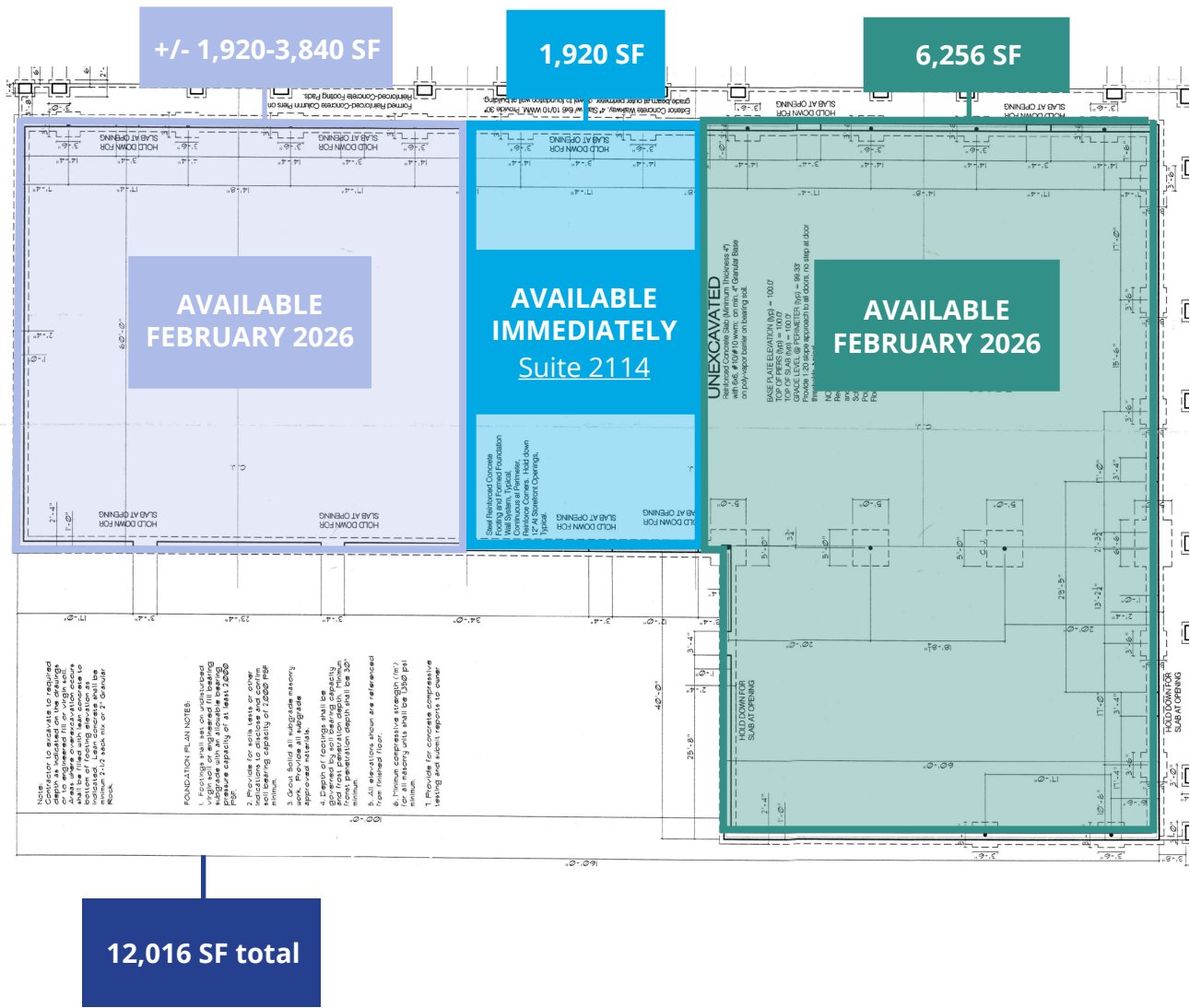
PROPERTY OVERVIEW



SUITE 2114 PHOTOS



FLOOR PLAN



LOCATION AERIAL



Demographics

	Population	Households	Average Household Income	Number of Business	Number of Employees
1 Mile	10,977	4,435	\$106,049	249	3,117
3 Miles	72,962	27,773	\$131,520	1,997	25,387
5 Miles	152,869	56,779	\$134,749	3,374	46,791

SITE AERIAL



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