

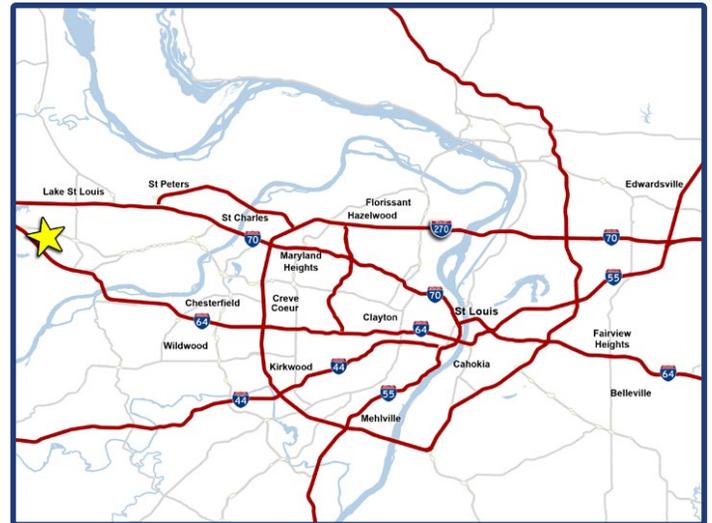


FOR SALE OR LEASE

SPACE AVAILABLE
10,600 SF Building (Divisible)

DESCRIPTION

- Owner/User Opportunity
- 10,600/SF building
- Ability for multiple tenants
- Located in Phoenix Village Office Park
- BJC relocating with lease through 8/31/2026
- Sits on 1.60 acres with 61 parking spaces
- Pricing: \$2,650,000 (\$250/SF)
- Lease Rate: \$18.00/SF NNN



RETAIL AERIAL

PHOENIX VILLAGE MEDICAL BUILDING

9323 PHOENIX VILLAGE PKWY | O'FALLON, MO 63368



LOCATION

Located at the intersection of Phoenix Village Pkwy & Phoenix Pkwy

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2024 Population	9,520	67,094	142,803
Households	3,531	24,532	52,568
Avg. HH Income	\$146,448	\$142,825	\$142,317

TRAFFIC COUNTS

Bryan Rd: 9,103 VPD (MODOT 2023)
I-64: 27,590 VPD (MODOT 2023)
MO-364: 24,072 VPD (MODOT 2023)

NEARBY RETAILERS

BRISTOL
SEAFOOD GRILL

OUTBACK
STEAKHOUSE®

NORTEK
GLOBAL HVAC

TJ-maxx



JCPenney

Schnucks



FOR INFORMATION

(314) 567-9944
BRAD BUSCH
BRAD.BUSCH@STLCOREALTY.COM

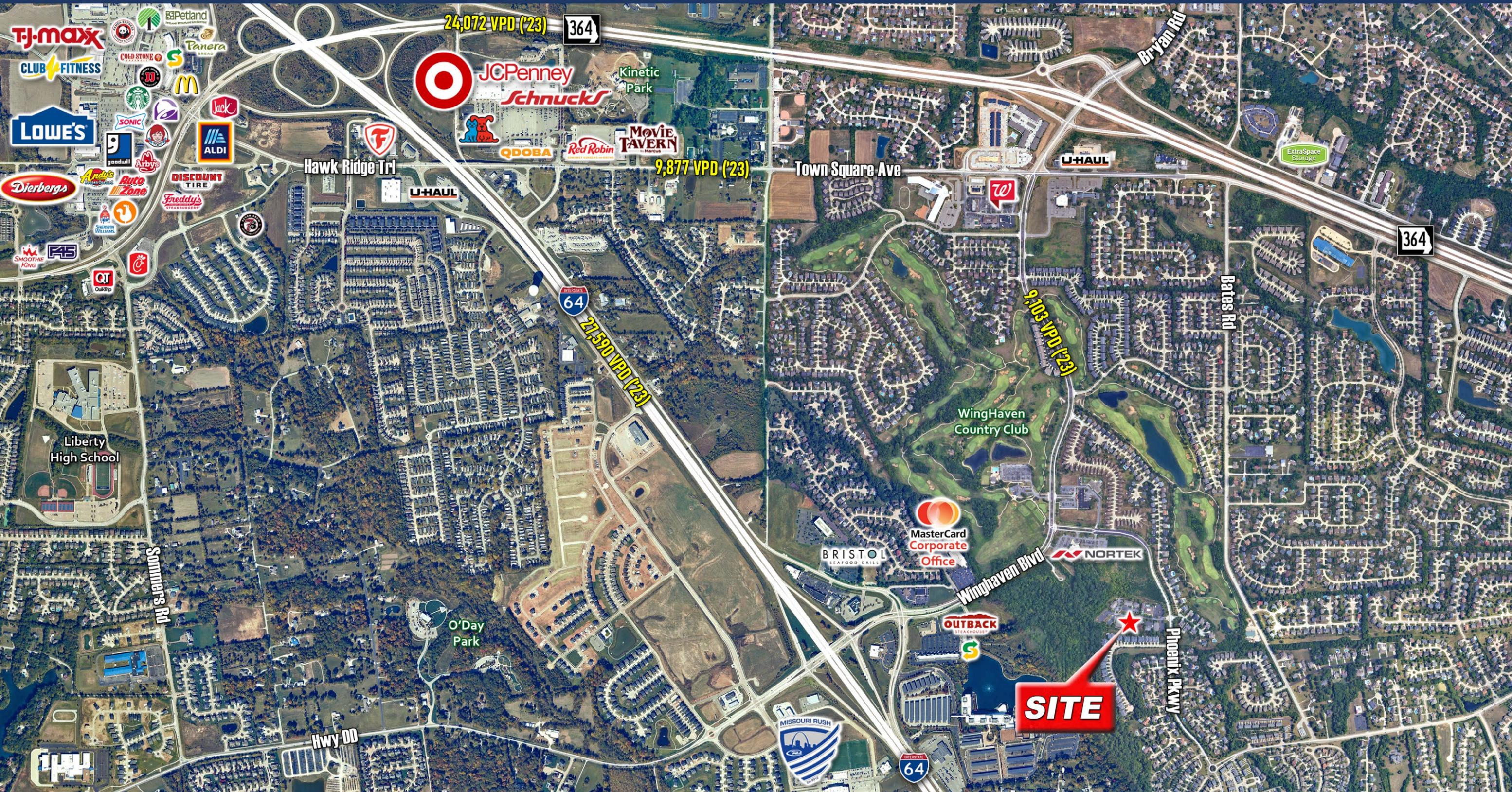
ST. LOUIS COMMERCIAL REALTY
WWW.STLCOREALTY.COM
727 CRAIG RD. SUITE 100
ST. LOUIS, MO 63141

ST. LOUIS
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TRADE AERIAL

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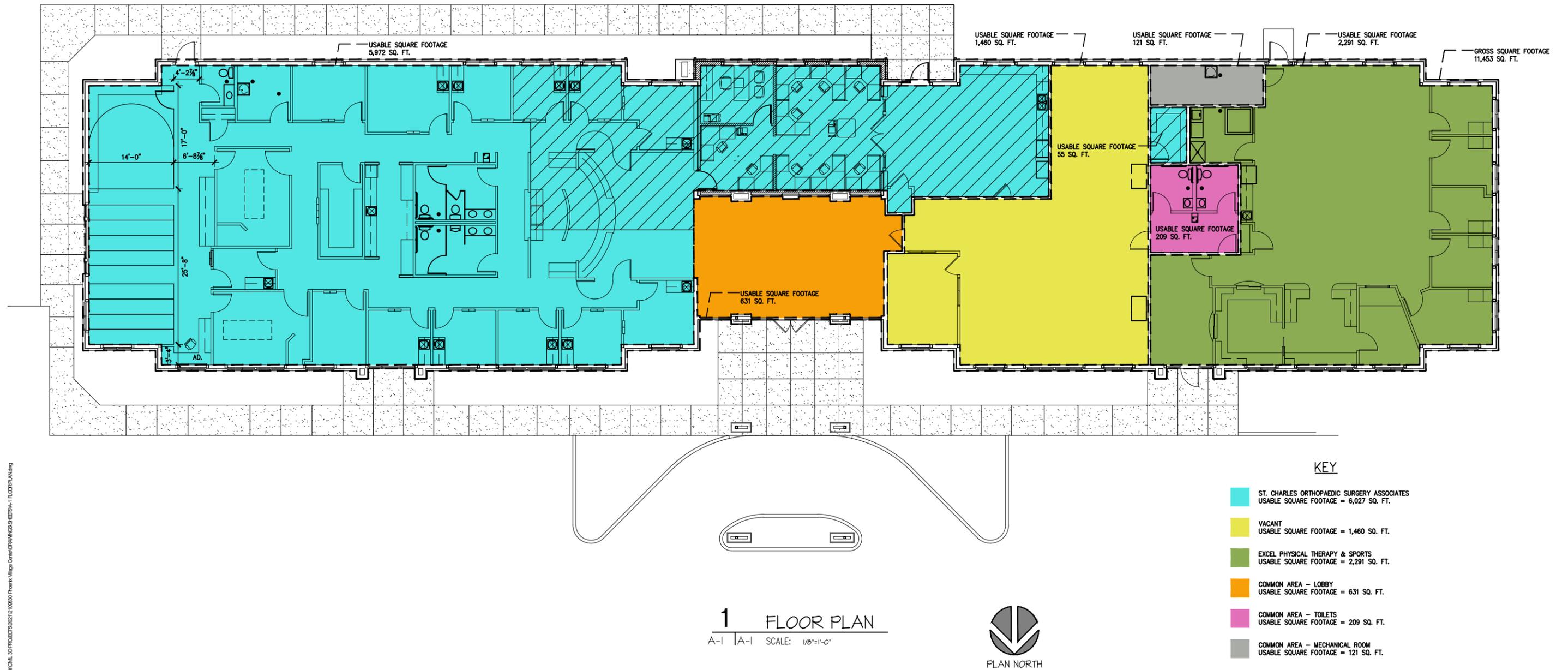
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SITE PLAN

PHOENIX VILLAGE MEDICAL BUILDING

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1 FLOOR PLAN
A-I | A-I SCALE: 1/8"=1'-0"

KEY

- ST. CHARLES ORTHOPAEDIC SURGERY ASSOCIATES
USABLE SQUARE FOOTAGE = 6,027 SQ. FT.
- VACANT
USABLE SQUARE FOOTAGE = 1,460 SQ. FT.
- EXCEL PHYSICAL THERAPY & SPORTS
USABLE SQUARE FOOTAGE = 2,291 SQ. FT.
- COMMON AREA - LOBBY
USABLE SQUARE FOOTAGE = 631 SQ. FT.
- COMMON AREA - TOILETS
USABLE SQUARE FOOTAGE = 209 SQ. FT.
- COMMON AREA - MECHANICAL ROOM
USABLE SQUARE FOOTAGE = 121 SQ. FT.

NOTE: I.T. CLOSET (55 SQ. FT.) IS CURRENTLY BEING USED BY ST. CHARLES ORTHOPAEDIC SURGERY ASSOCIATES - ONCE THIS FUNCTION IS RELOCATED ADD 55 SQ. FT. TO SPACE LABELED AS "VACANT"

\\stl-cv\proj\12106630 Phoenix Village Center\DRAWINGS\SET\A-1 FLOOR PLAN.dwg

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**ST. LOUIS
COMMERCIAL
REALTY**

2024 DEMOGRAPHICS



Population

1-Mile	9,520
3-Mile	67,094
5-Mile	142,803



Average Household Income

1-Mile	\$146,448
3-Mile	\$142,825
5-Mile	\$142,317



Number of Households

1-Mile	3,531
3-Mile	24,532
5-Mile	52,568



Daytime Population

1-Mile	8,312
3-Mile	51,993
5-Mile	120,825



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