







### 8980 Mexico Road | O'Fallon, MO 63366

1,200-4,343 SFRetail/Office Space

Office - \$8.00/SF NNN

Retail - \$11.00 - \$12.00/SF NNN

#### **Property Highlights**

- Retail & Office Suites Available
- Convenient O'Fallon Location between Highway K and Bryan Road
- Excellent Visibility from Mexico Road
- Adjacent to Rock Creek Elementary, Near Fort Zumwalt West High School and The Falls Golf Course
- Ample Parking
- Professional PropertyManagement
- New Multi-Tenant Sign



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## Triad West Center O'Fallon, Missouri



#### **Demographics**

	1 mile	3 miles	5 miles
Population	11,942	84,678	150,975
Average HH	\$83,004	\$91,066	\$92,246

#### Traffic Count

Mexico	15,900
Road	VPD
Bryan Road	27,000
	VPD
Hwy K	39,000
	V/PD

#### **Availabilities**

Income

#### **Lower Level Availabilities**

Suite 105 1,243 SF  Suite 129 2,486 SF  Suite 145 1,243 SF	LOWEI LEVEL AV	allabilities	
	Suite 105	1,243 SF	
Suite 145 1,243 SF	Suite 129	2,486 SF	
Suite 145 1,243 SF			
	Suite 145	1,243 SF	

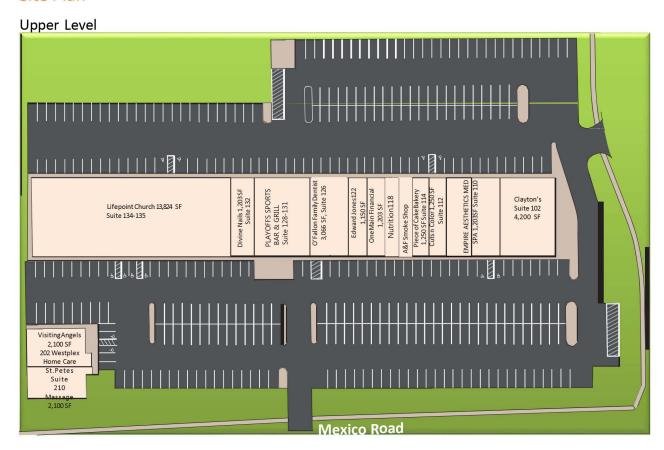
Suite 133-141 7,015 SF







#### Site Plan



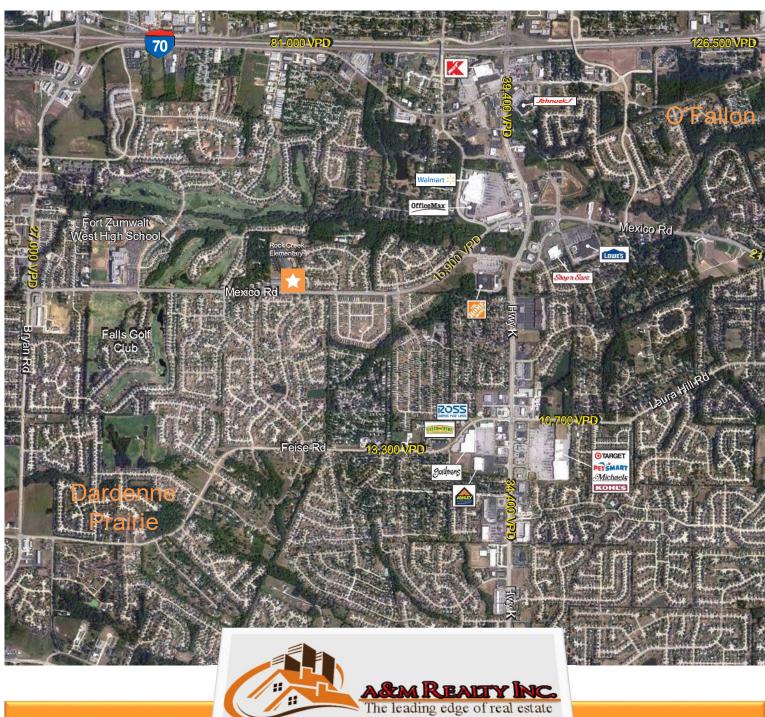




# Triad West Center O'Fallon, Missouri



#### **Location Aerial**



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