



RETAIL/OFFICE FOR LEASE
Triad West Center
O'Fallon, Missouri



A&M REALTY INC.
THE LEADING EDGE OF REAL ESTATE



8980 Mexico Road | O'Fallon, MO 63366

1,200-4,343 SF Retail/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 Property Management
- New Multi-Tenant Sign



Tony Alqam
Broker/Officer
+1 314.267.4408
tony@stlbroker.net



317 Green Haven Dr
St. Peters, MO 63376

main +1 314.267.4408 fax +1 866.207.6383

www.stlbroker.net



Triad West Center

O'Fallon, Missouri



Demographics

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

Traffic Count

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

Availabilities

Lower Level Availabilities

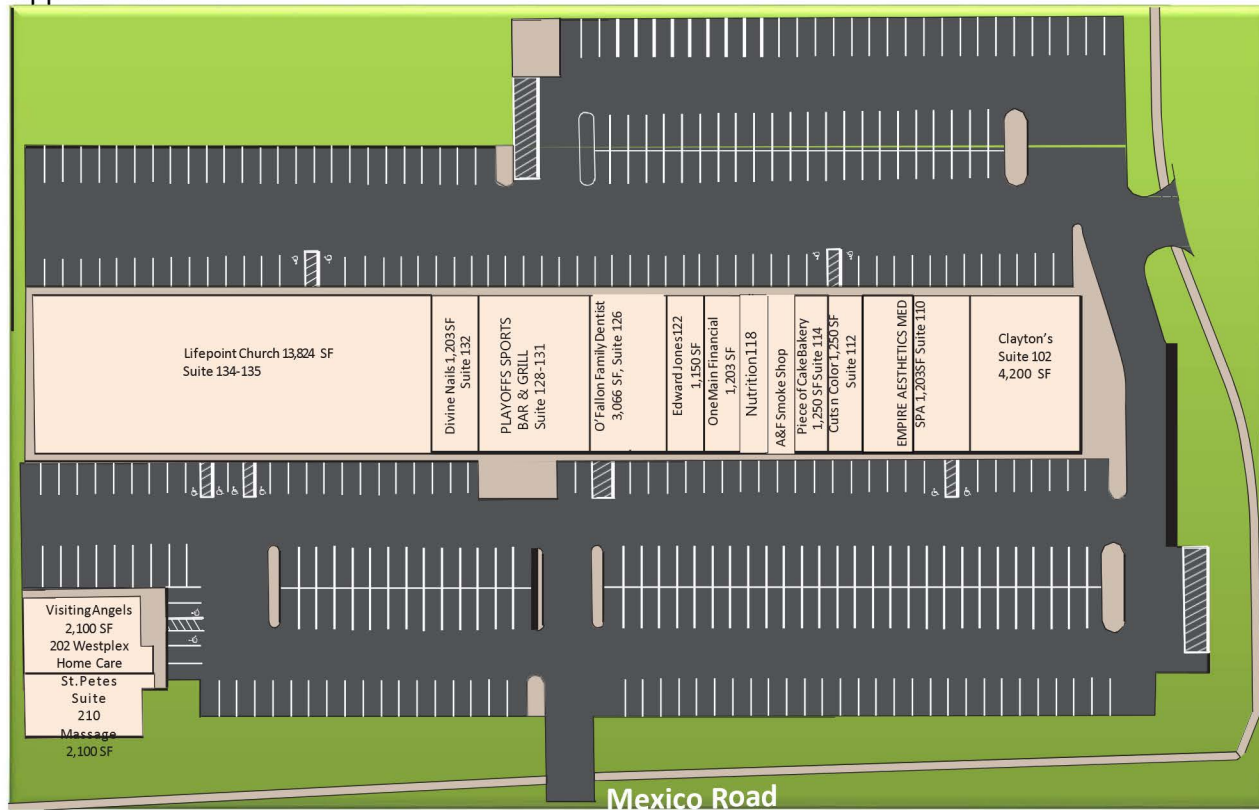
Suite 105	1,243 SF
Suite 129	2,486 SF
Suite 145	1,243 SF
Suite 133-141	7,015 SF



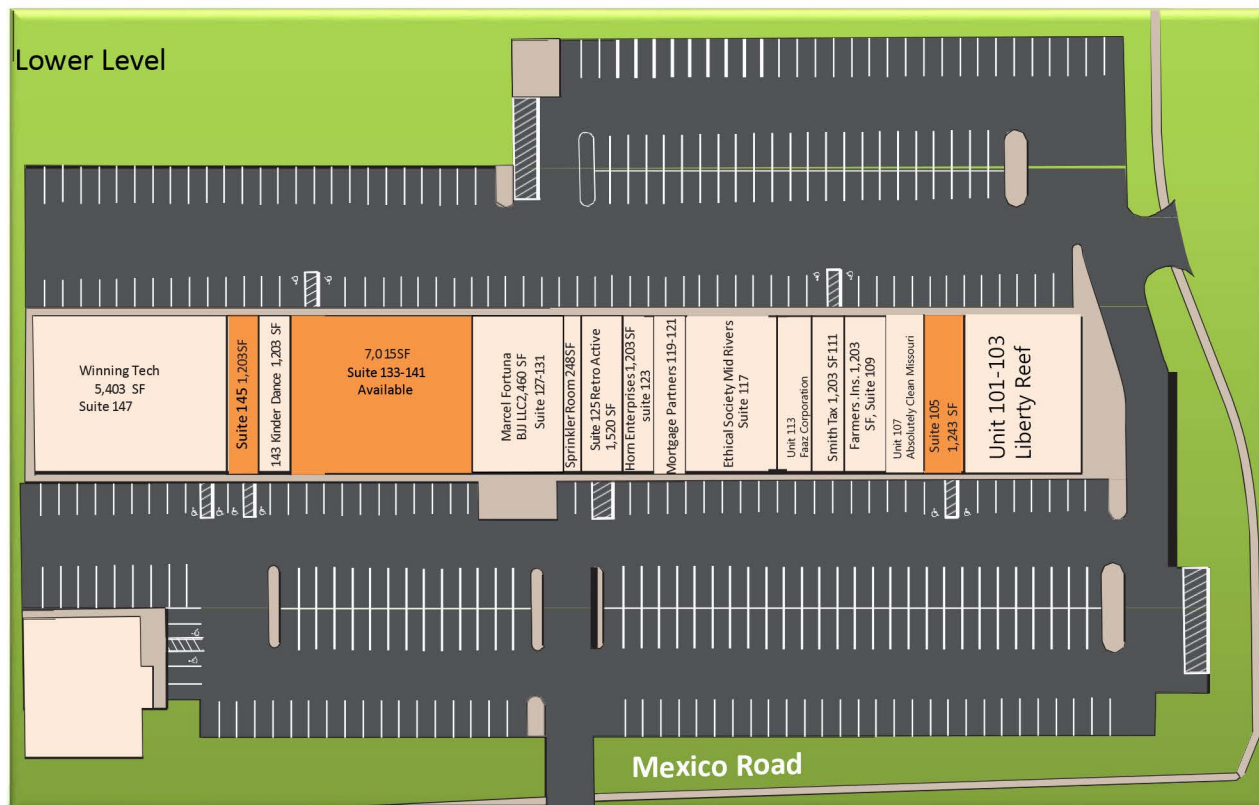


Site Plan

Upper Level



Lower Level



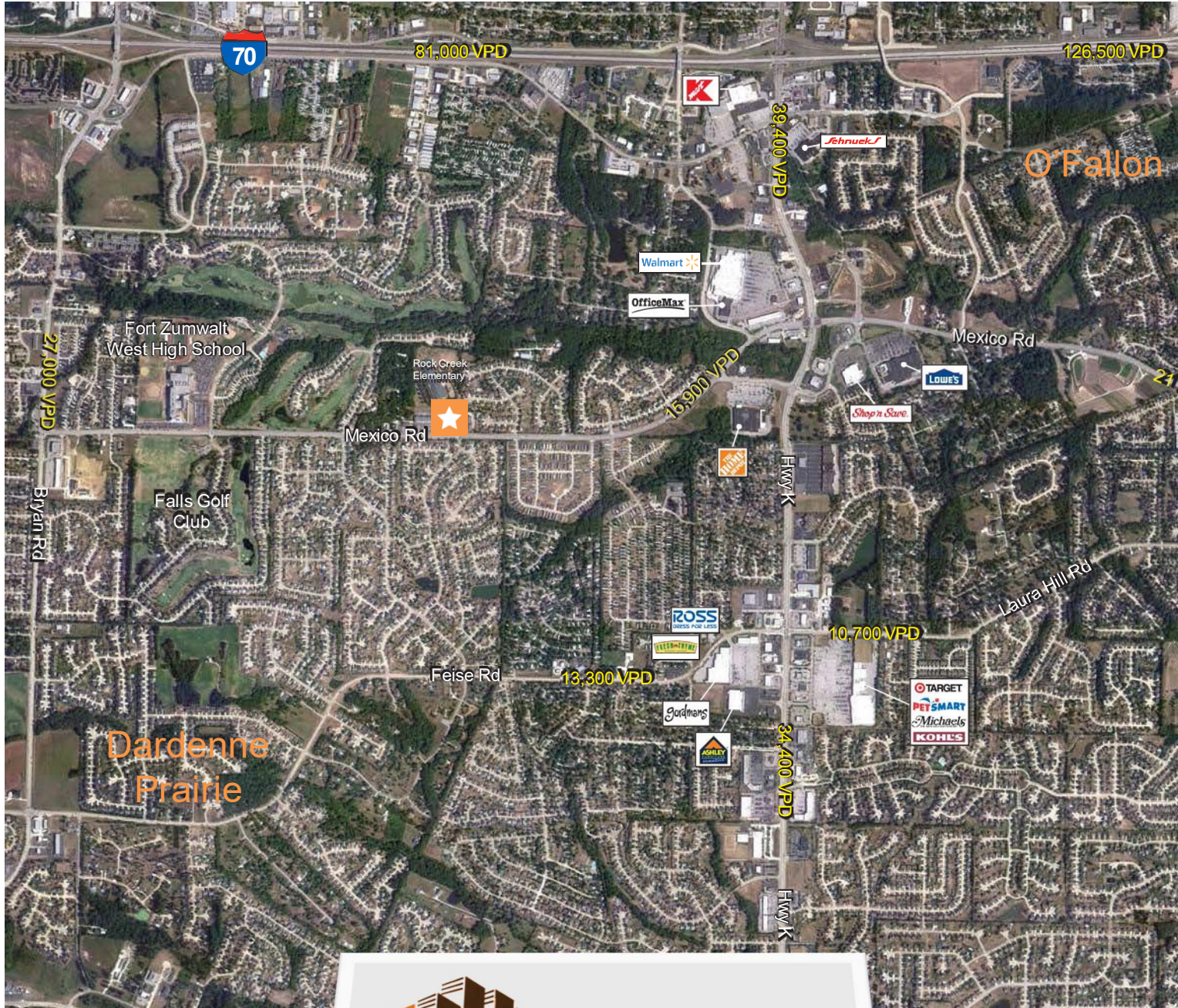


Triad West Center

O'Fallon, Missouri



Location Aerial



A&M REALTY INC
The leading edge of real estate

Tony Alqam
Broker / Officer
+1 314.267.4408
tony@stlbroker.net

317 Green Haven Dr
St. Peters, MO 63376
main +1 314.267.4408 fax +1 866.2076383
www.stlbroker.net