

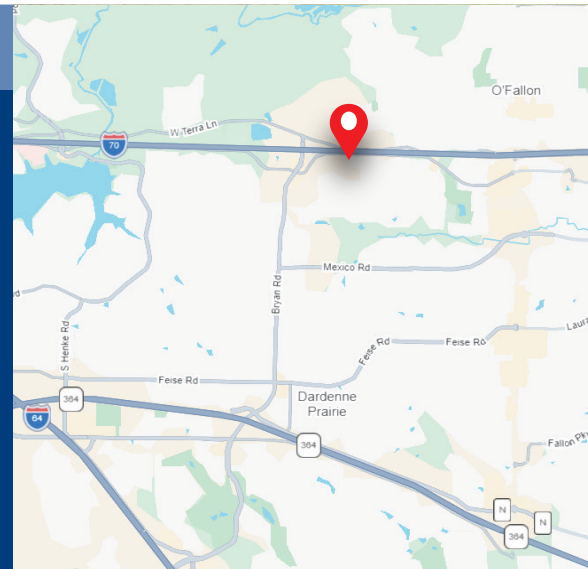
FOR SALE

RETAIL AND WAREHOUSE SPACE
9390 Veterans Memorial Pkwy. | O'Fallon, MO 63366



PROPERTY HIGHLIGHTS

- 28,321± Total SF of Retail and Warehouse Space
- 6.29± Total Acres
- Three Buildings on Property:
 - Building One: 6,160± SF Retail
 - Building Two: 7,160± SF Warehouse
 - Building Three: 15,000± SF Retail/Service (includes 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:

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Senior Vice President

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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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