



**McKELVEY  
PROPERTIES**

17280 N Outer 40 Rd, Chesterfield, MO 63005



# 225 S MAIN STREET

**O'FALLON, MO 63366**

**FOR SALE OR FOR LEASE**

**EXCLUSIVELY LISTED BY:**



**JOI NIEDNER**

17280 N Outer 40 Rd, Suite 201  
Chesterfield, MO 63005  
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Contact: 314.304.4900

**FOR SALE PRICE \$1,012,000 OR FOR LEASE TERMS \$16/SF FULL SERVICE | PRIME LOCATION**

## PROPERTY OVERVIEW

225 S Main Street is a prime commercial property located in the bustling business district of O'Fallon, Missouri. This property offers an exceptional opportunity for businesses seeking a strategic location with high visibility and accessibility. The building is well-suited for various commercial uses, including retail, office space, or a mixed-use development.

## PROPERTY HIGHLIGHTS

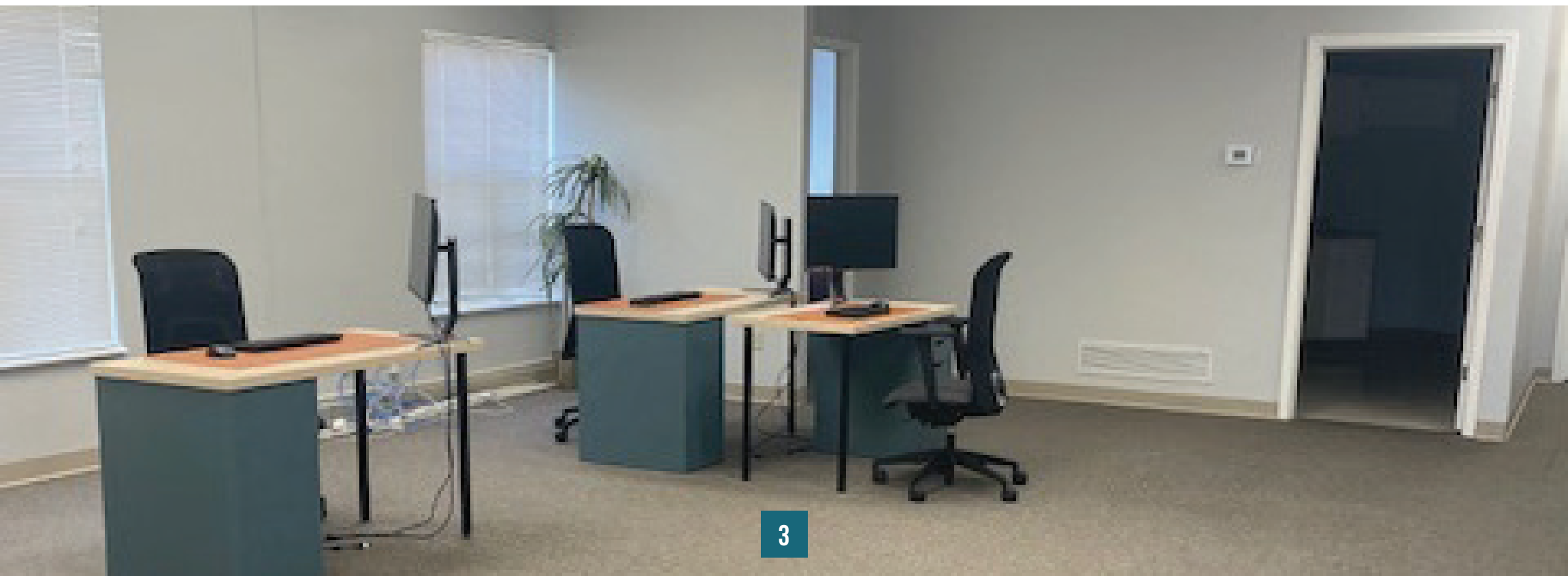
- Situated in the heart of O'Fallon's commercial hub, surrounded by a diverse mix of businesses, restaurants, and retail outlets
- High foot traffic area with excellent exposure on S Main Street, making it ideal for businesses looking to attract customers and clients
- Convenient access to major highways and public transportation options, enhancing connectivity to the broader St. Louis metropolitan area
- Attractive facade with modern architectural elements that create a professional and inviting appearance



<b>Sale Price:</b>	\$1,012,500
<b>Lease Rate:</b>	\$16/SF Full Service
<b>Property Address:</b>	225 S Main Street
<b>City, State, Zip Code:</b>	O'Fallon, Missouri 63366
<b>Property Type:</b>	Office
<b>Year Built:</b>	1985
<b>Building Size (SF):</b>	10,987 SF
<b>Lot Size:</b>	0.71 acres
<b>Floors</b>	2 plus lower level
<b>Parking Spots:</b>	44



**SUITE 200 (Available for Lease)**



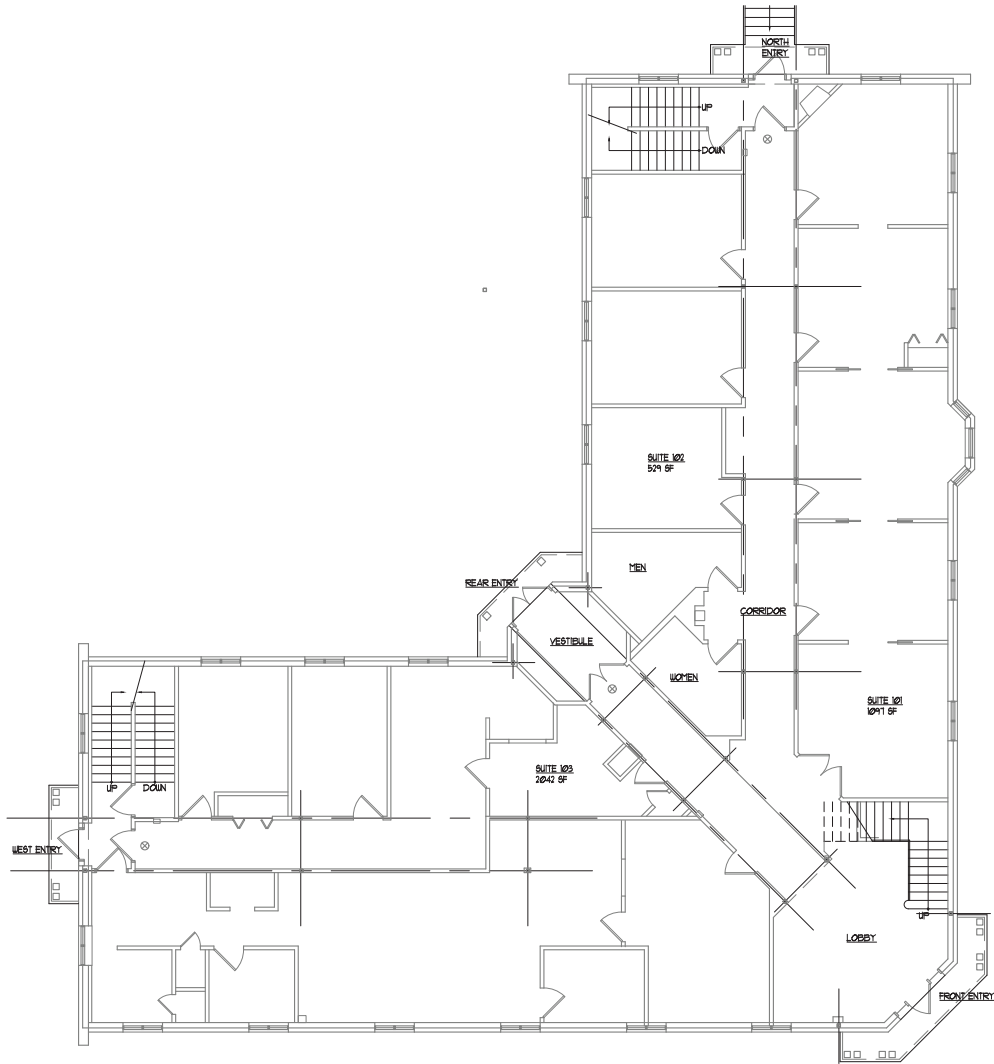


# General Inside & Outside Photos

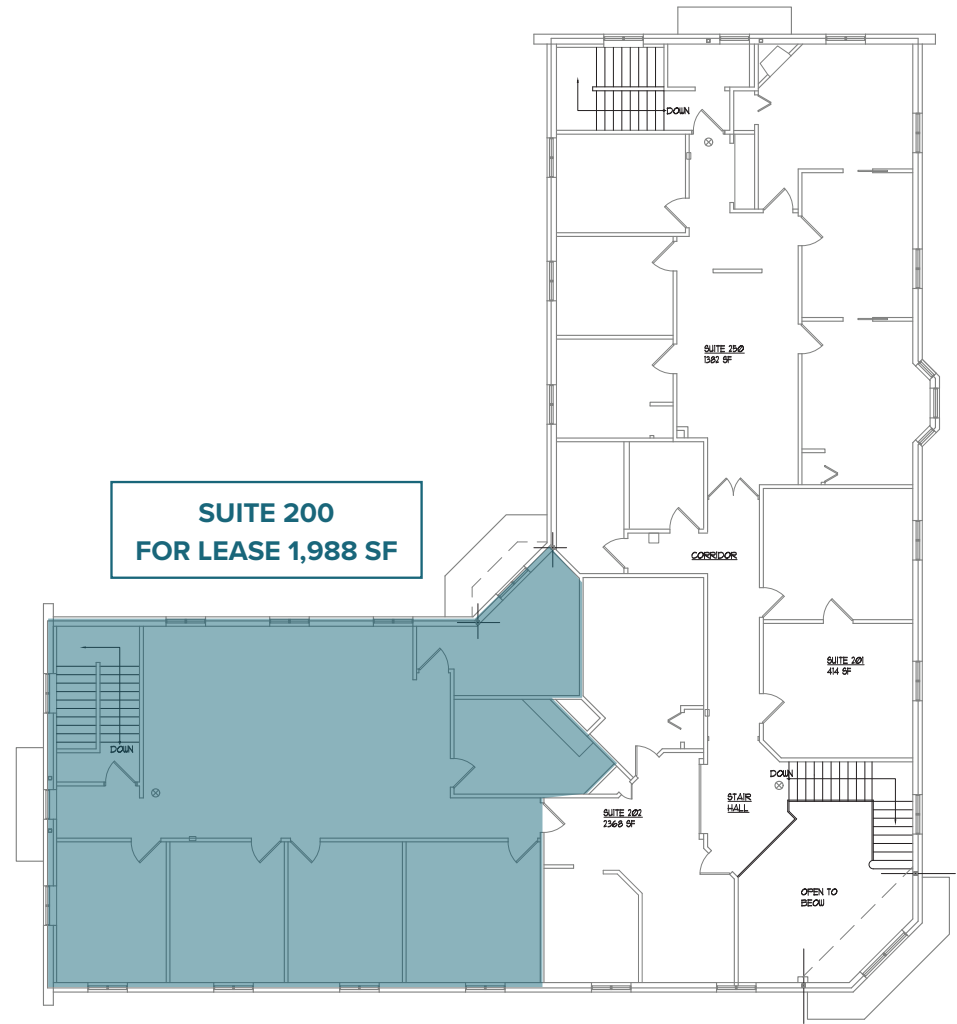




# FLOOR PLAN



FIRST FLOOR



**SUITE 200  
FOR LEASE 1,988 SF**

SECOND FLOOR

# LOCATION MAP

**SUBJECT PROPERTY**





# LOCATION OVERVIEW

O'Fallon, Missouri, shines brightly in the real estate landscape, offering a compelling blend of economic opportunity, community vitality, and exceptional quality of life. Strategically positioned within the Greater St. Louis metropolitan area, O'Fallon enjoys unparalleled access to major transportation arteries, including Interstate 70 and Interstate 64, facilitating seamless connectivity for businesses and residents alike. This advantageous location serves as a catalyst for sustained economic growth and attracts a diverse range of industries, propelling the city's real estate market forward.

Economic prosperity thrives in O'Fallon, fueled by a dynamic business environment and a diverse array of industries. The city's strategic location, combined with a skilled workforce and business-friendly policies, has positioned it as a magnet for corporate investment and entrepreneurial endeavors. This vibrant economic ecosystem generates a steady demand for commercial real estate, with businesses seeking prime locations to establish and expand their operations, further enhancing the city's appeal as a dynamic hub for commerce and innovation.

Beyond its economic and residential appeal, O'Fallon boasts a wealth of recreational and cultural amenities that enrich the lives of its residents. Abundant parks, scenic trails, and community events provide opportunities for leisure and social engagement, fostering a vibrant and close-knit community fabric. Additionally, the city's commitment to infrastructure investment and sustainable development ensures that O'Fallon remains well-equipped to accommodate future growth and enhance its residents' quality of life.







## ST. CHARLES COUNTY, MISSOURI MAJOR EMPLOYERS

COMPANY	LOCATION	EMPLOYEES
Amazon	St. Peters	5,041
General Motors	Wentzville	4,124
MasterCard	O'Fallon	3,450
Citigroup	O'Fallon	1,858
Boeing	Saint Charles	Undisclosed
True Manufacturing	O'Fallon	Undisclosed
Ameristar Casino	Saint Charles	1,090
Nike Air Manufacturing Innovation	Unincorporated	800
FedEx Ground	St. Peters	694
NISC	Lake Saint Louis	610
Lear Corporation	Wentzville	558
RB Manufacturing	Saint Peters	550

Source: <https://www.edcsc.com/selectstcharlescountymo/major-employers/>

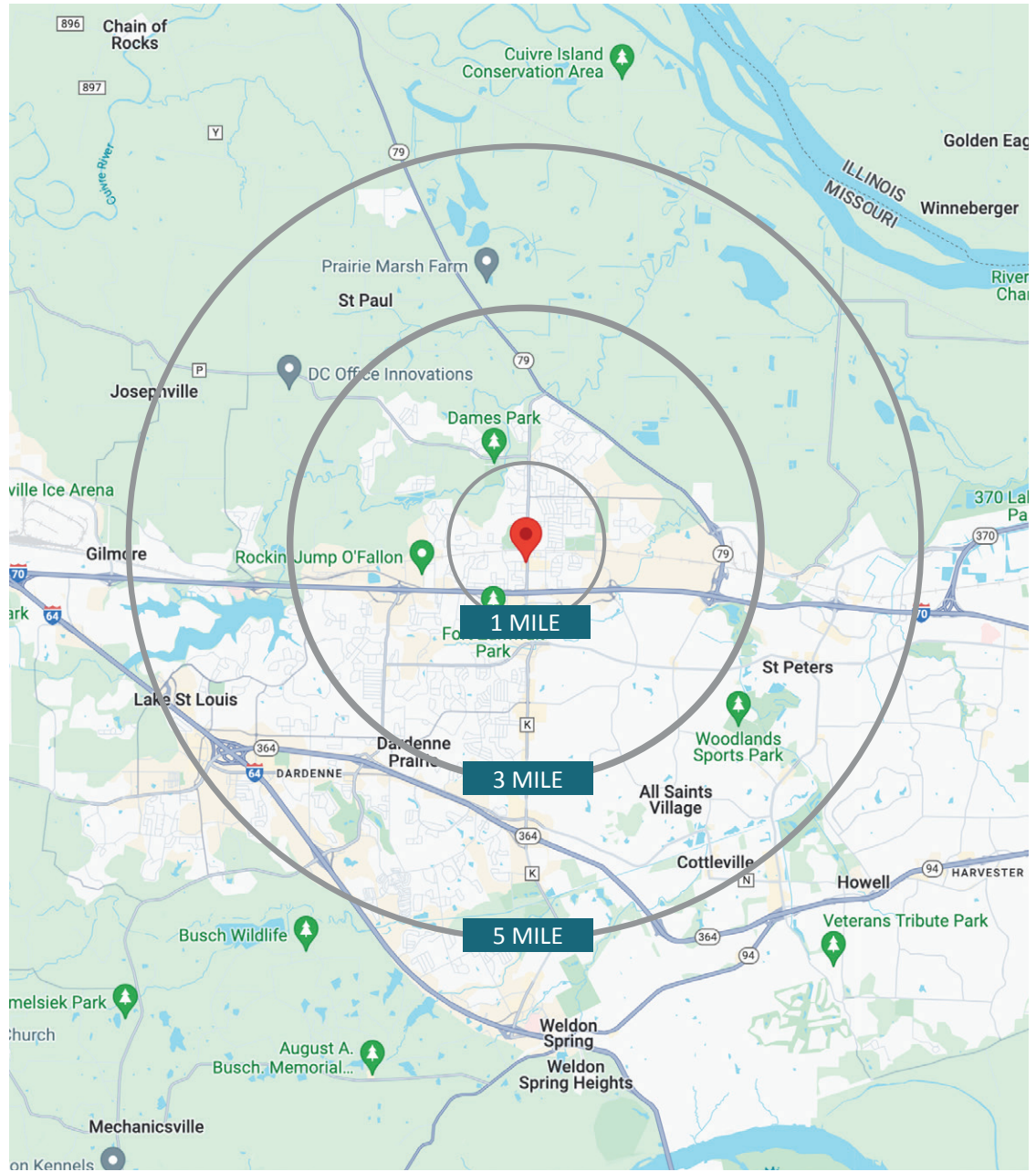




# DEMOGRAPHICS

## 225 S MAIN STREET, O'FALLON, MISSOURI

POPULATION	1 Miles	3 Miles	5 Miles
2010 Population	7,838	74,356	135,052
2023 Population	9,666	82,093	155,907
2028 Population Projection	10,020	83,776	160,156
Median Age	39.5	39.6	39.9
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2010 Households	3,011	26,530	48,427
2023 Households	3,699	29,548	56,453
2028 Households Projection	3,832	30,194	58,071
Average Household Size	2.6	2.8	2.8
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$98,639	\$103,852	\$114,129
Median Household Income	\$79,634	\$85,960	\$96,879



**155,907**

2023 POPULATION  
(5 Miles)

**\$114,129**

AVERAGE HH  
INCOME  
(5 Miles)

**\$96,879**

MEDIAN HH  
INCOME  
(5 Miles)



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