



**5,568 SF BRICK OFFICE BUILDING  
LOCATED IN LAKEPOINTE CENTRE PROFESSIONAL PARK**

**2,784 SF UPPER LEVEL**

Reception Desk  
Large Foyer/Waiting Area  
13 Offices  
    5 Offices with Lake View  
Conference Room  
Open Work Area  
1 ADA Compliant Rest Room

**2,784 SF WALK-OUT LOWER LEVEL**

11 Offices  
    5 Offices with Lake View  
Conference Room  
Large Open Work Area  
Kitchenette  
2 Restrooms  
Mechanical Room

- ◆ Beautiful Lake Lot
- ◆ ADA Access (Concrete Ramp) into the Building
- ◆ 24 Total Offices
  - 10 Offices with Lake View
- ◆ Brick Patio
- ◆ Signage Available on Building
- ◆ Close Proximity to Restaurants/Hotels
- ◆ 1.6 +/- Miles from I-64 (Exit 19B)
- ◆ 4.5 +/- Miles from Scott Air Force Base
- ◆ .5 +/- Miles from the McKendree Metro Rec Plex
- ◆ Zoned B-1(P) – Planned Community Business District by the City of O'Fallon
- ◆ Property is in a HOA
- ◆ Seller is Licensed Broker

**Sale price: \$525,000.00 (\$94.29 per SF)**

# PHOTOS

## 5,568 SF OFFICE BUILDING 1668 Windham Way, O'Fallon, IL 62269



**RE/MAX**  
COMMERCIAL  
RE/MAX PREFERRED  
COMMERCIAL DIVISION

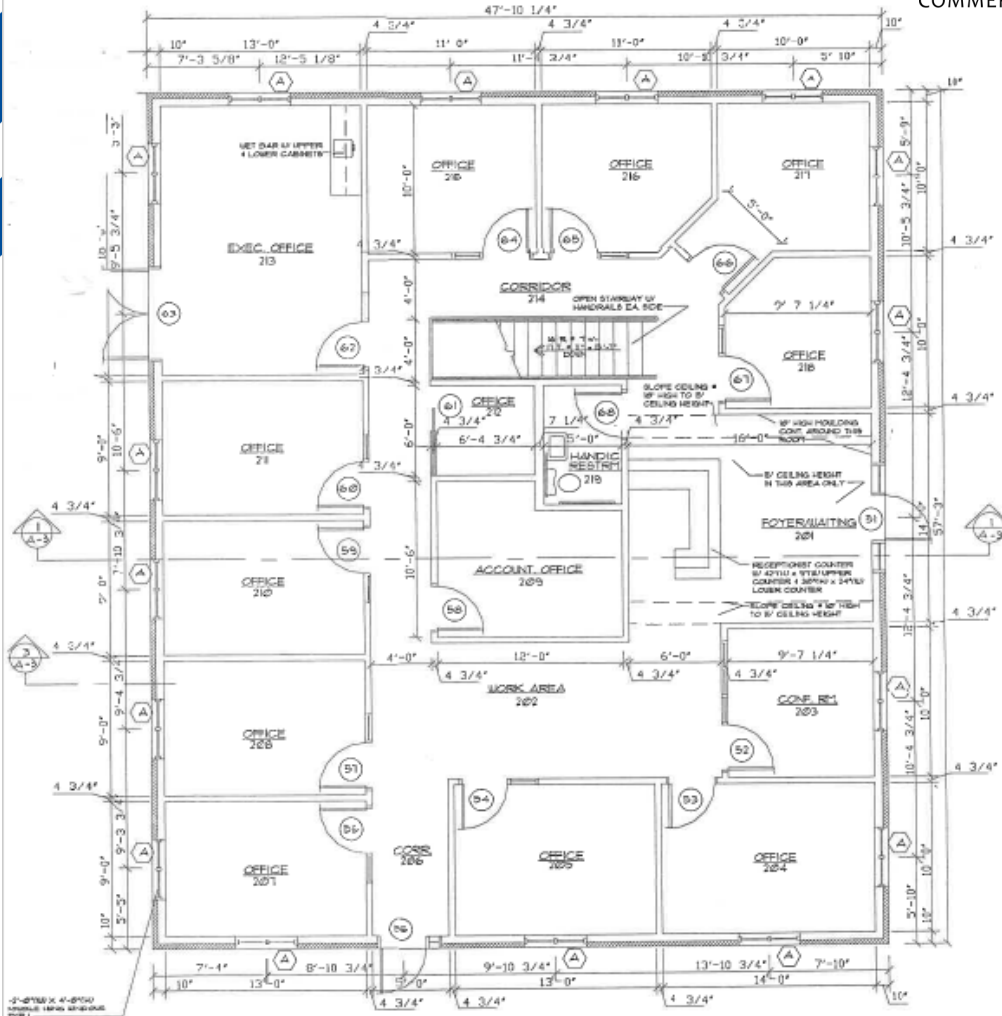
Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's Independent Investigation.

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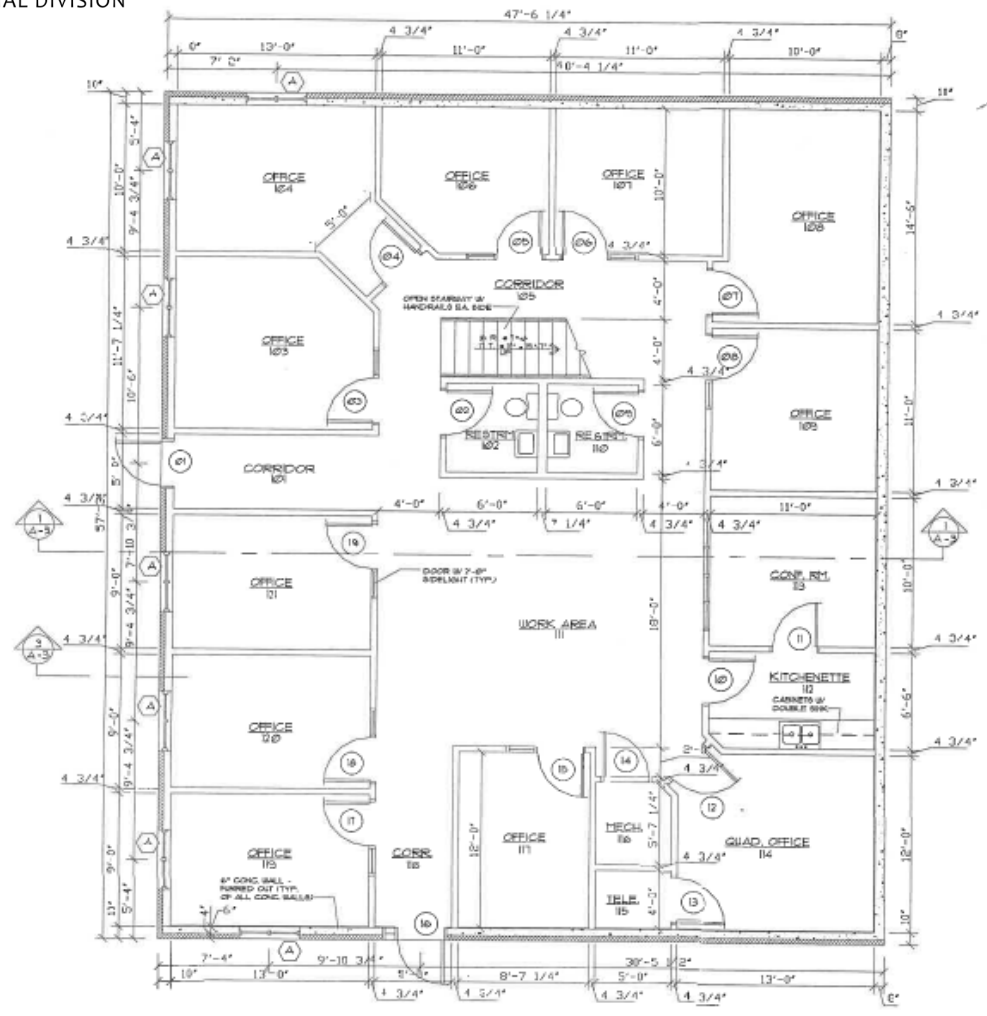
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# FLOOR PLANS

# 5,568 SF OFFICE BUILDING 1668 Windham Way, O'Fallon, IL 62269



UPPER LEVEL



LOWER LEVEL

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# PROPERTY INFORMATION

## 5,568 SF OFFICE BUILDING LAKEPOINTE CENTRE PROFESSIONAL PARK 1668 Windham Way, O'Fallon, IL 62269

### LOCATION INFORMATION

Office Park	LakePointe Centre Professional Park
Building Name	RE/MAX Preferred Corporate Office
Street Address	1668 Windham Way
City, State, Zip	O'Fallon, IL 62269
County	St. Clair
Market	St. Louis/Metro East
Nearest Highway	IL Rte 50
Nearest Interstate	I-64

### BUILDING INFORMATION

Building Size	5,568 SF (2,784 SF Upper, 2,784 SF Lower)
Year Built	1996
Gross Usable Area	5,568 SF
Roof	Gutters will be installed in 2026
Construction	100% Brick Masonry
Ceiling Height	9' Ceilings: Both Levels
Heat	Electric
Air	Electric
Internet	Spectrum
HVAC UNITS: 3 (Attic - 2020, other 2 Units: , 2019 & 2016)	

### PROPERTY DETAILS

Property Type	Professional Office Building
Zoning	B-1(P) – Planned Community Business District
Lot Size	.17 Acres
Parcel No.	04-33.0-205-003
Lot Frontage	90'
Lot Depth	84'
HOA	YES
Owner is responsible for 10.10% of HOA Expense (Parking Lot Maintenance: 14 Bldg. / Parking Lots	
Taxes/Year	\$13,702.10/2024
Landscaping/Lawn Expense: Responsibility of Owner	

### PARKING & TRANSPORTAION

Parking Type	Asphalt
# of Spaces	Plentiful shared Parking
Parking Description	Contiguous to Building



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# ABOUT



SCOTT AIR FORCE BASE

Located along I-64 in Southern Illinois, O'Fallon is a key part of the St. Louis Metro East. Home to national retailers and local businesses alike. It's among the fastest-growing cities in the region-and ranked as one of the best places to live by several national publications. Key Industries and employers in the region include Healthcare (BJC, Memorial East Hospital, St. Elizabeth's Hospital), Scott Air Force Base, Major Retailers, Tourism and Recreation. Due to its proximity to Scott Air Force Base (SAFB) the population receives a boost from military and federal civilian personnel, defense contractors and military retirees. SAFB contributes \$3 Billion annually to regional economy. Property is located 30 Minutes from St. Louis international Airport & 10 Minutes from MidAmerica Airport (commercial & cargo).



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# DEMOGRAPHICS



**300,000  
PEOPLE**

Retail Destination Market

**\$3 BILLION**

Total Market Demand

**\$100,000  
ANNUALLY**

Average O'Fallon household income

## Population

	2000	2010	2018 ESTIMATE	2023 PROJECTION
Retail Trade Area	257,654	270,408	262,457	259,217

## Income

	2018 ESTIMATE
Average Household	\$73,899
Median Household	\$53,865
Per Capita	\$29,831

## Educational Attainment

	2018 ESTIMATE
Graduate or Professional	10.2%
Bachelor's Degree	16.4%
Associate Degree	11.5%
Some College, No Degree	24.0%
High School Graduate	28.2%
Some High School, No Degree	6.7%
Less than 9th Grade	3.0%

## Race Distribution

	2018 ESTIMATE
White	64.97%
Black or African American	28.65%
American Indian/Alaskan	0.29%
Asian	1.51%
Native Hawaiian/Islander	0.10%
Other Race	1.72%
Two or More Races	2.75%
Hispanic or Latino (of any race)	4.84%

## Age

GROUPS	2018 ESTIMATE
9 Years and Under	12.78%
10-17 Years	10.65%
18-24 Years	8.83%
25-34 Years	13.20%
35-44 Years	12.88%
45-54 Years	12.95%
55-64 Years	13.39%
65 Years and Over	15.33%
DISTRIBUTION	2018 ESTIMATE
Median Age	38.51
Average Age	39.15

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