

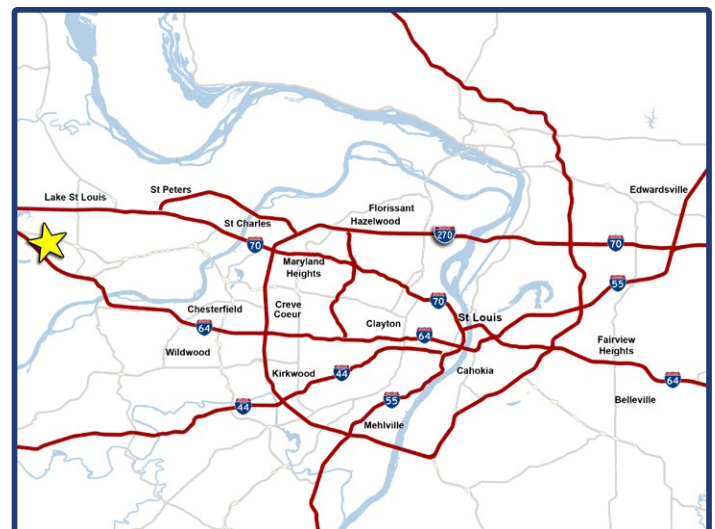


**FOR SALE**

**SPACE AVAILABLE**  
10,600 SF Building (Divisible)

## DESCRIPTION

- Owner/User Opportunity
- 10,600/SF building
- Ability for multiple tenants
- Located in Phoenix Village Office Park
- BJC relocating with lease through 8/31/2026
- Sits on 1.60 acres with 61 parking spaces
- Pricing: \$3,180,000 (\$300/SF)





# RETAIL AERIAL

# PHOENIX VILLAGE MEDICAL BUILDING

9323 PHOENIX VILLAGE PKWY | O'FALLON, MO 63368



## LOCATION

Located at the intersection of Phoenix Village Pkwy & Phoenix Pkwy

## DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2024 Population	9,520	67,094	142,803
Households	3,531	24,532	52,568
Avg. HH Income	\$146,448	\$142,825	\$142,317

## TRAFFIC COUNTS

Bryan Rd: 9,103 VPD (MODOT 2023)  
I-64: 27,590 VPD (MODOT 2023)  
MO-364: 24,072 VPD (MODOT 2023)

## NEARBY RETAILERS



FOR INFORMATION

(314) 567-9944  
BRAD BUSCH  
BRAD.BUSCH@STLCOREALTY.COM

ST. LOUIS COMMERCIAL REALTY  
WWW.STLCOREALTY.COM  
727 CRAIG RD. SUITE 100  
ST. LOUIS, MO 63141

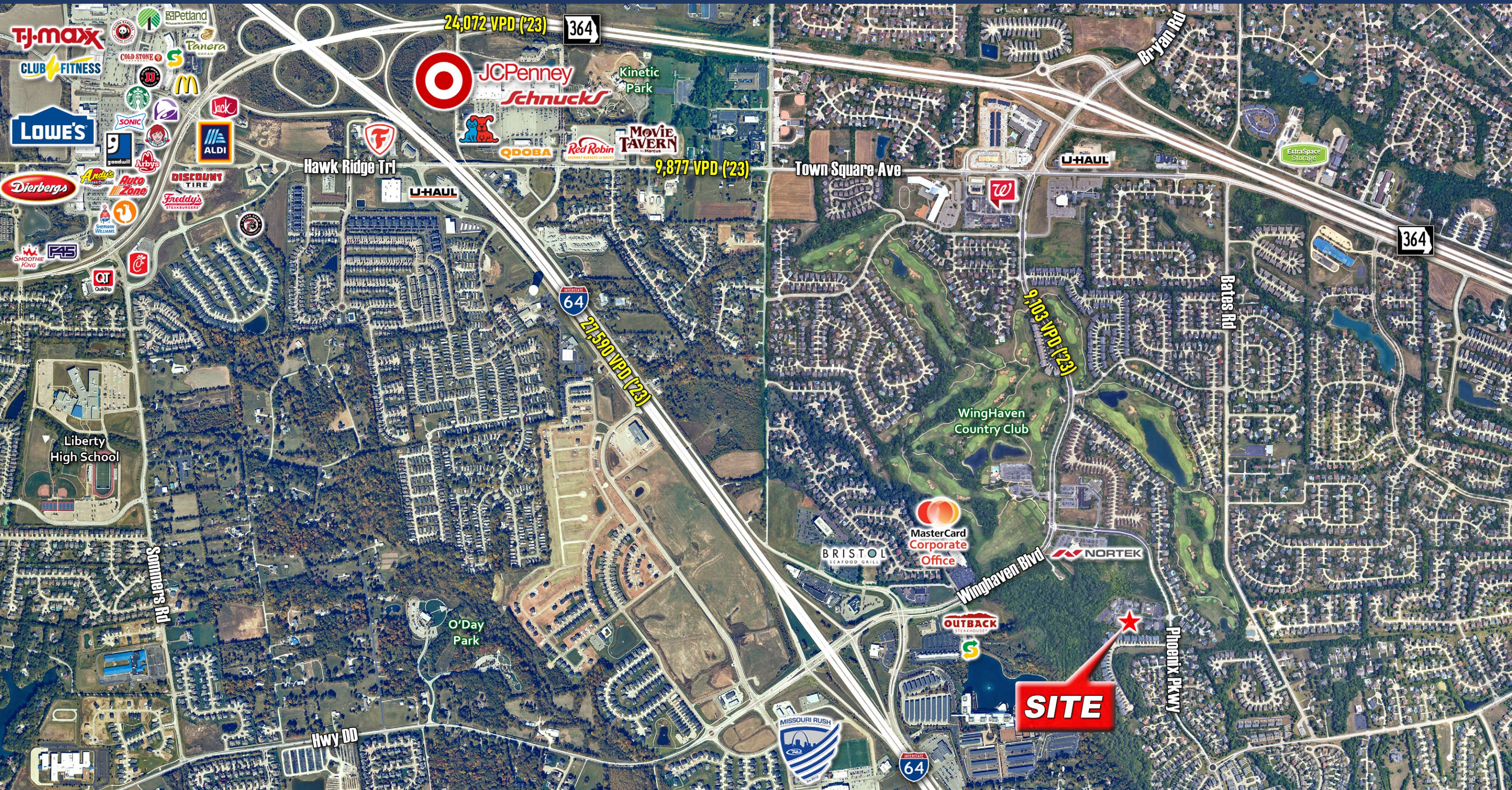
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# TRADE AERIAL

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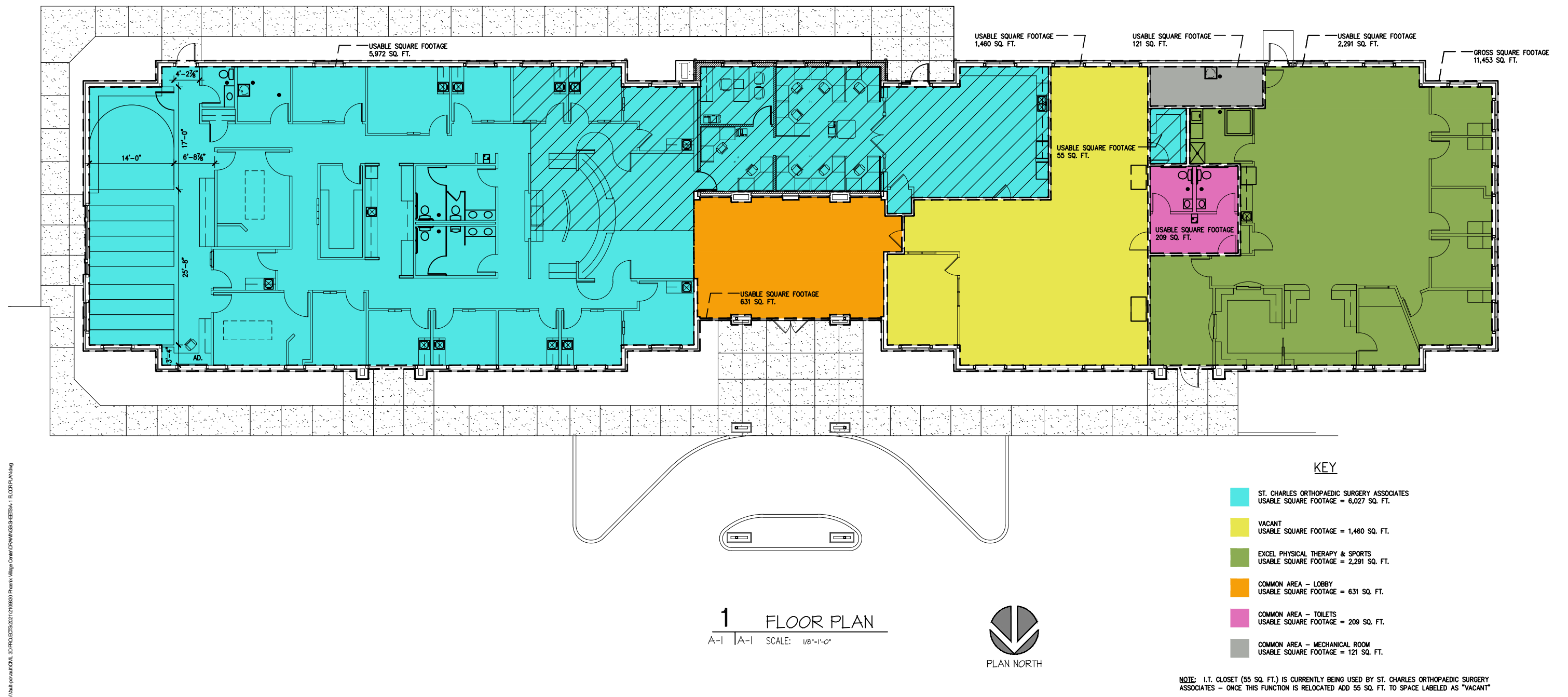
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SITE PLAN

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2024 DEMOGRAPHICS



Population

1-Mile	9,520
3-Mile	67,094
5-Mile	142,803



Average Household Income

1-Mile	\$146,448
3-Mile	\$142,825
5-Mile	\$142,317



Number of Households

1-Mile	3,531
3-Mile	24,532
5-Mile	52,568



Daytime Population

1-Mile	8,312
3-Mile	51,993
5-Mile	120,825

