



MASTERCARD

ST. LUKE'S URGENT CARE

WINGHAVEN COUNTRY CLUB

INTERSTATE 64
2 MIN | 0.5 MI

Technology Dr | 7,071 VPD

1.95 Acres

Winghaven Blvd | 18,759 VPD

FOR SALE
3019 Winghaven Blvd
O'Fallon, MO 63368

Asking Price:

Call Broker
for Pricing

CONTACT US

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1.95-Acre Pad Site Available For Development

Property Highlights

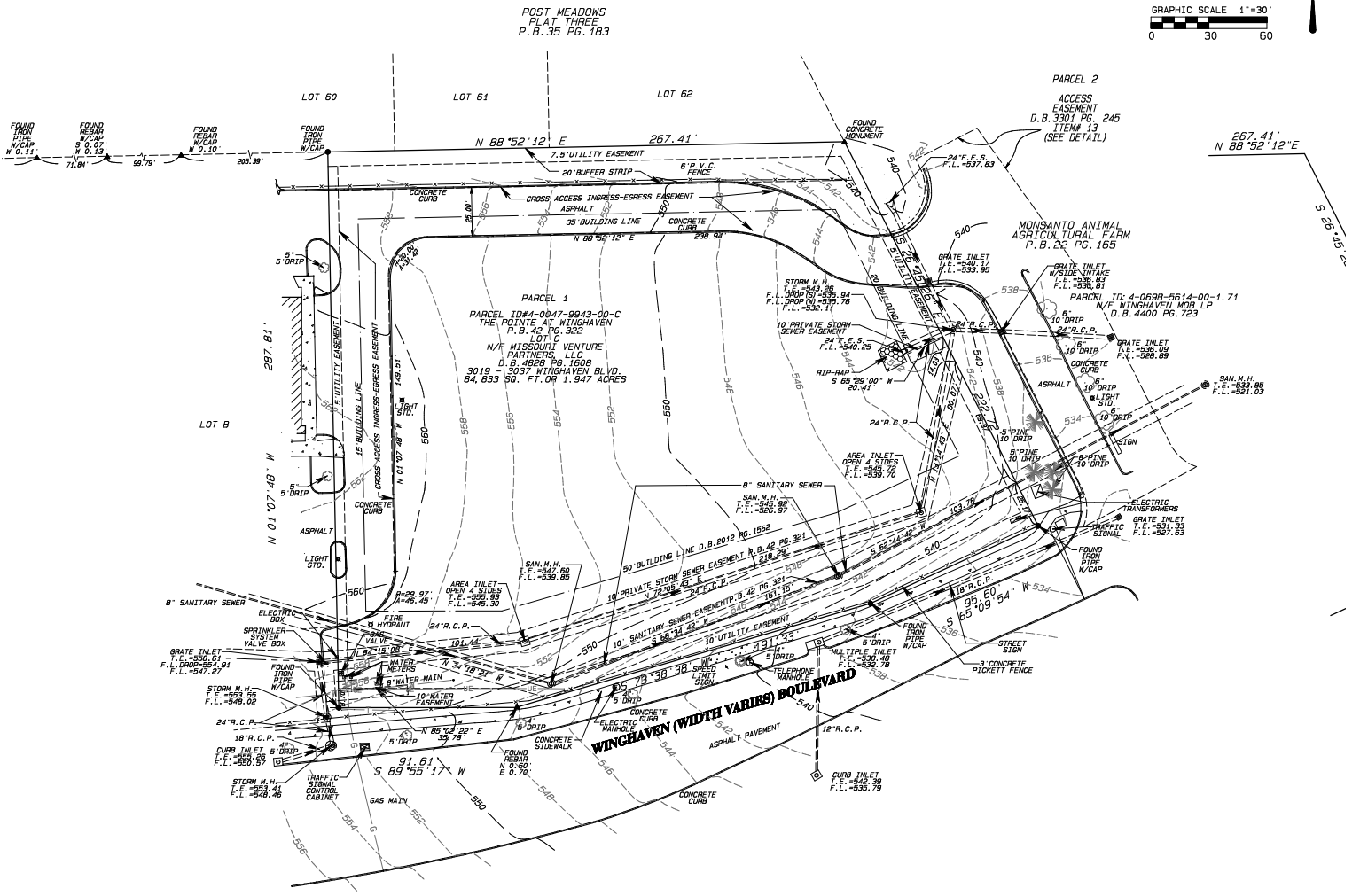
- 1.95 acres for sale
- Perfect for Retail/Office/Medical use
- Adjacent to Mastercard and St. Luke's Urgent Care
- Located near the intersection of Winghaven Boulevard and Technology Drive with controlled traffic lights
- Easy highway access to Interstate 64

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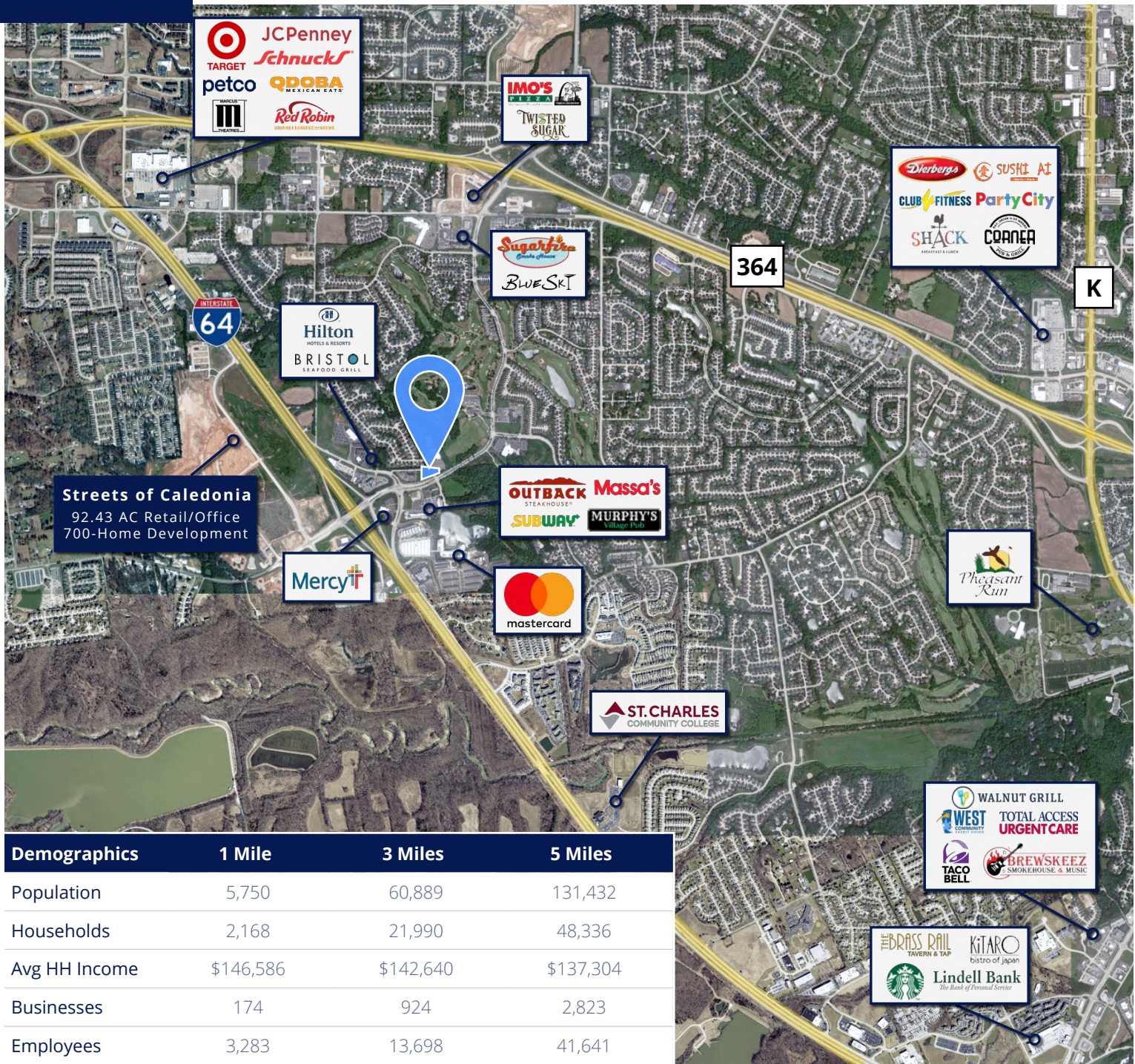
Survey

(NORTH ARROW AND RECORD BEARING ADOPTED FROM THE RECORD PLAT.)

GRAPHIC SCALE 1"=30'
0 30 60



LOCATION



Streets of Caledonia
92.43 AC Retail/Office
700-Home Development

Demographics	1 Mile	3 Miles	5 Miles
Population	5,750	60,889	131,432
Households	2,168	21,990	48,336
Avg HH Income	\$146,586	\$142,640	\$137,304
Businesses	174	924	2,823
Employees	3,283	13,698	41,641

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