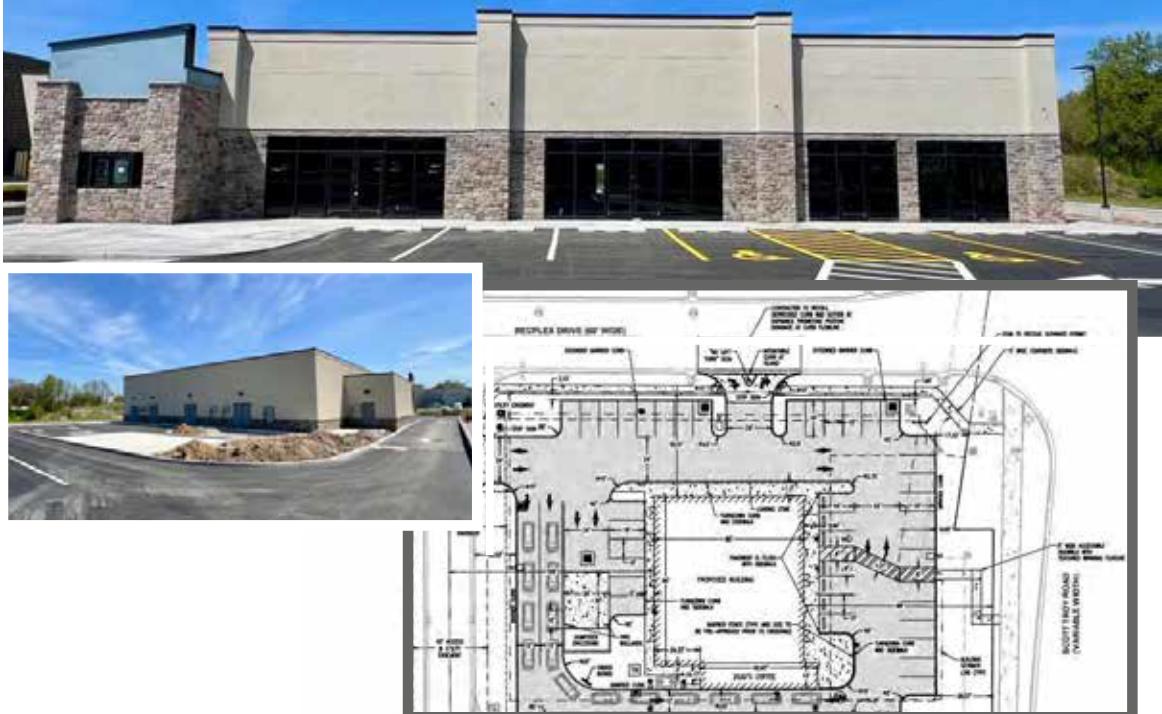


For Lease

207 Scott Troy Road, O'Fallon, Illinois 62229

1,200 - 7,200 square feet • \$22-\$24 psf NNN



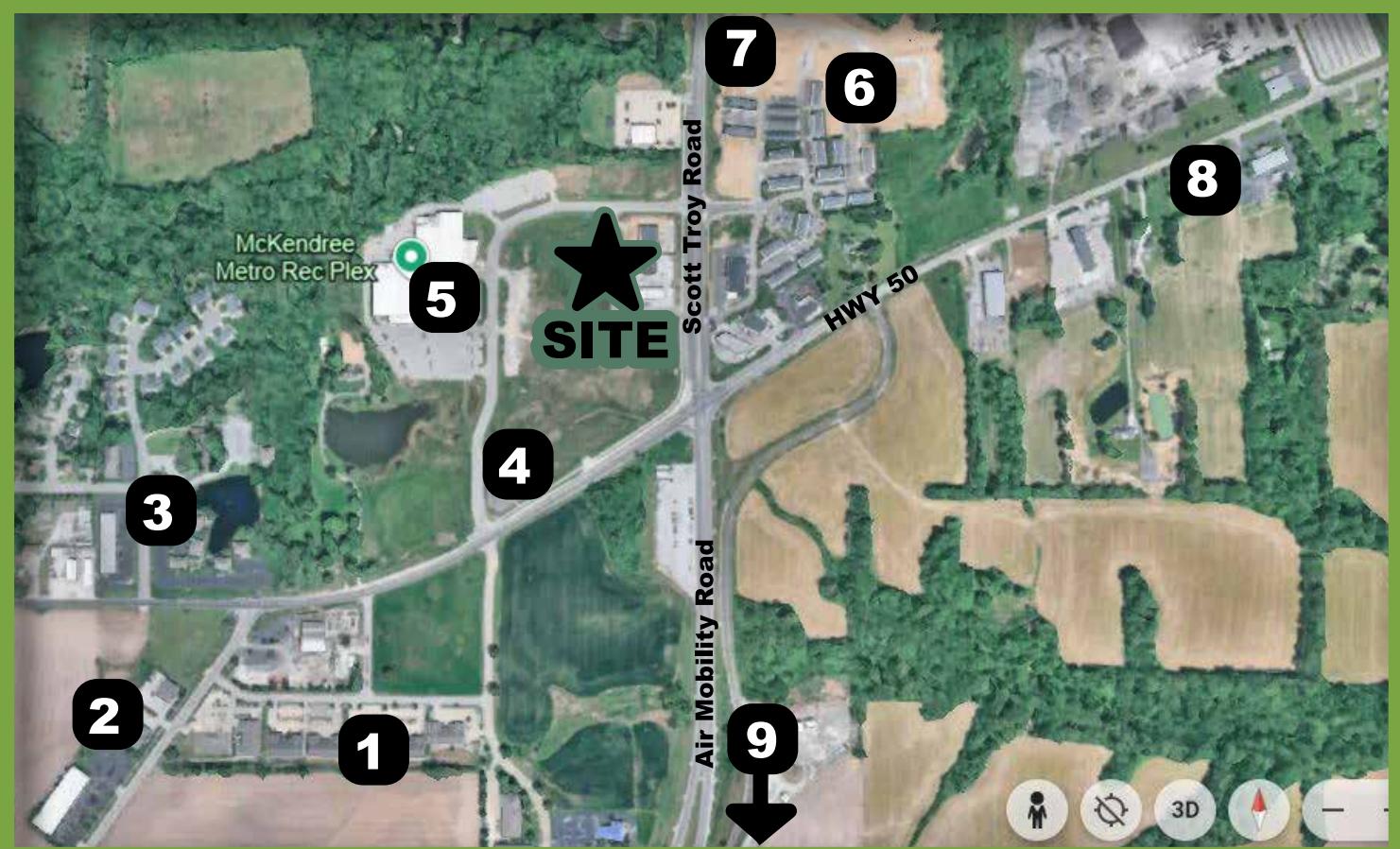
- Landlord to white box tenant's unit (Additional build out/TIA could be provided)
- Lighted intersection with multiple points of ingress and egress
- Ample parking for easy pick-up and drop-off
- Surrounding neighbors: McKendree Metro Rec Plex, Farmers and Merchants National Bank, CC Foodmart(Shell Gas Station), MotoMart Gas Station, Yummy Bowls, SkateTech and Tio's Tacos and Tequila

| Demographics        | 3 mi      | 5 mi      | Average Daily Traffic - VPD |
|---------------------|-----------|-----------|-----------------------------|
| Population:         | 21,460    | 56,491    | Scott Troy Road: 14,486     |
| Households:         | 8,752     | 21,734    | Highway 50: 14,700          |
| Avg. House Income:  | \$111,509 | \$115,691 | Air Mobility Dr: 20,900     |
| Daytime Employment: | 3,967     | 58,718    | Interstate 64: 57,500       |

**Mike Sintzel**  
Senior Commercial Broker

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207 Scott Troy Road, O'Fallon, Illinois 62229



1. Corporate Office Complex (.5 miles): U of I Chicago, GSA, Eagle Tech Group, Tech Guard, Red Cedar Tech Group, Mail Box Store, Acorn Health, River City Construction, Center for Autism, ABC Pediatric Therapy, Broadleaf, G2IS Vets, Burns McDonnell, Agile Defense
2. First Command, Gonzalez, Edward Jones, Alliance Hearing, Hearing Care Central, Allyson Group Hospitality
3. Corporate Office Complex: Re Max, CASI, Solarity, Lake Point Vision, McDonald's Business Training, Functional Health
4. Farmers & Merchants Bank
5. McKendree Metro Rec Plex
6. Aberdeen Village - 244 Luxury Townhomes
7. Braeswood Neighborhood - 230+ Homesites(1 mile)
8. Bel-O Heating and Cooling, Sunbelt Rentals, O'fallon Electric, Butler Supply
9. Scott Air Force Base(2.8 miles)