

# 1400 MEXICO LOOP ROAD EAST

O'FALLON, MO 63366



## Contact Information

Mike Hurley  
(314) 646-3300  
mhurley@cozadgroup.com

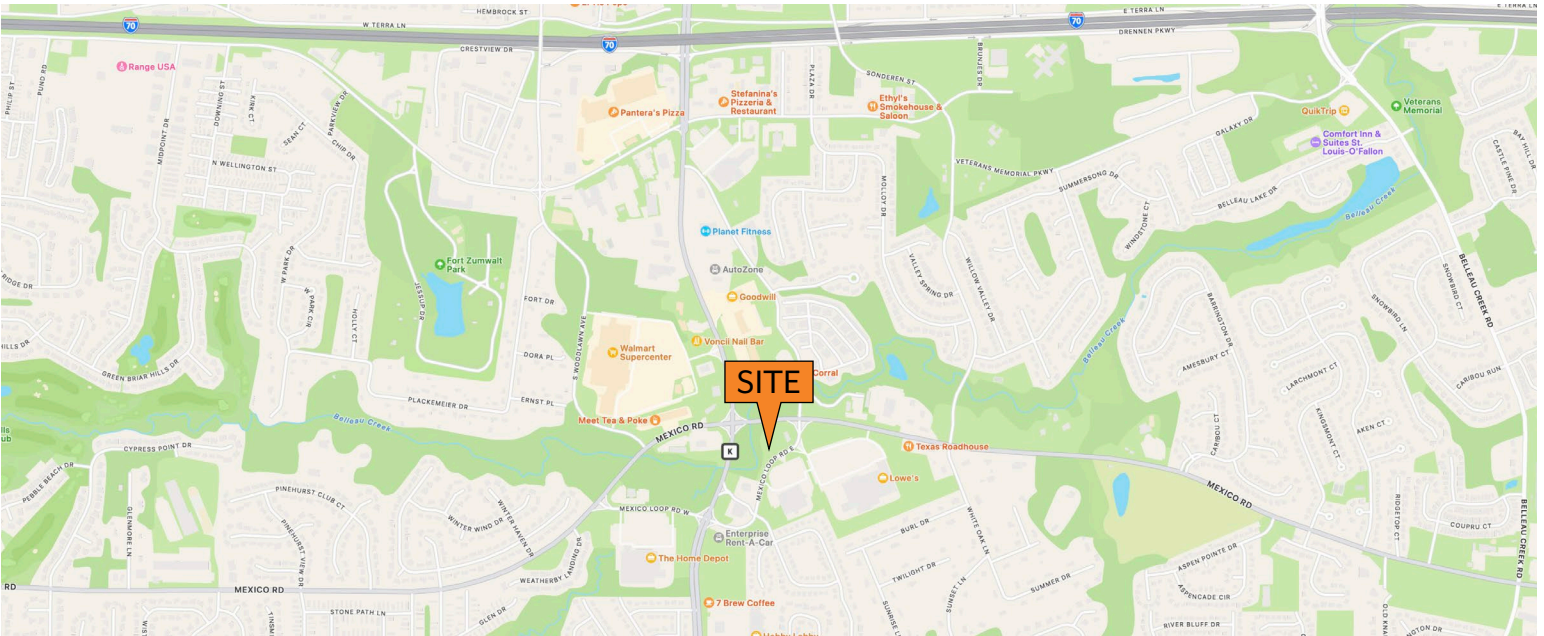
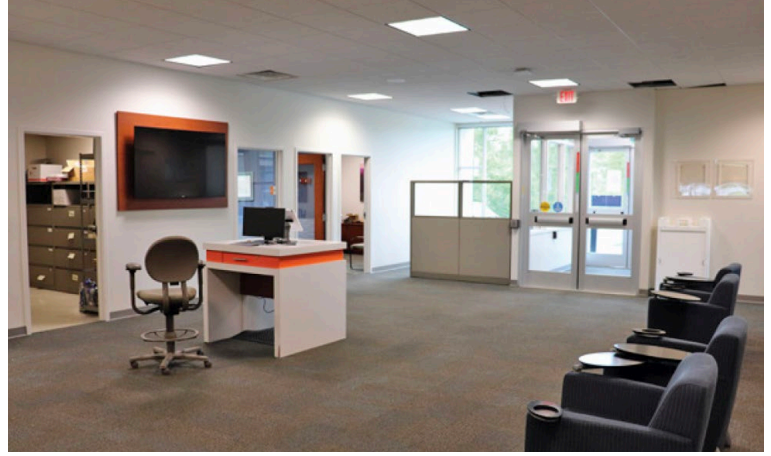
## PROPERTY HIGHLIGHTS

- ▶ 2,907 SF free-standing building on 1.35 acres
- ▶ Premier out lot in Lowe's anchored Shopping Center
- ▶ High-traffic signalized intersection
- ▶ Located near Walmart and Home Depot
- ▶ Active retail corridor along Highway K in the thriving St. Charles County
- ▶ Former bank outparcel with 3 drive-thru lanes
- ▶ Available for sublease through 11/30/27 or direct lease
- ▶ **Lease Rate: Contact Broker for more information**



Cozad Commercial Real Estate  
MD Real Estate Advisors, LLC  
16 Sunnen Drive, Ste. 164  
St. Louis, Missouri 63143

# 1400 MEXICO LOOP ROAD EAST O'FALLON, MO 63366

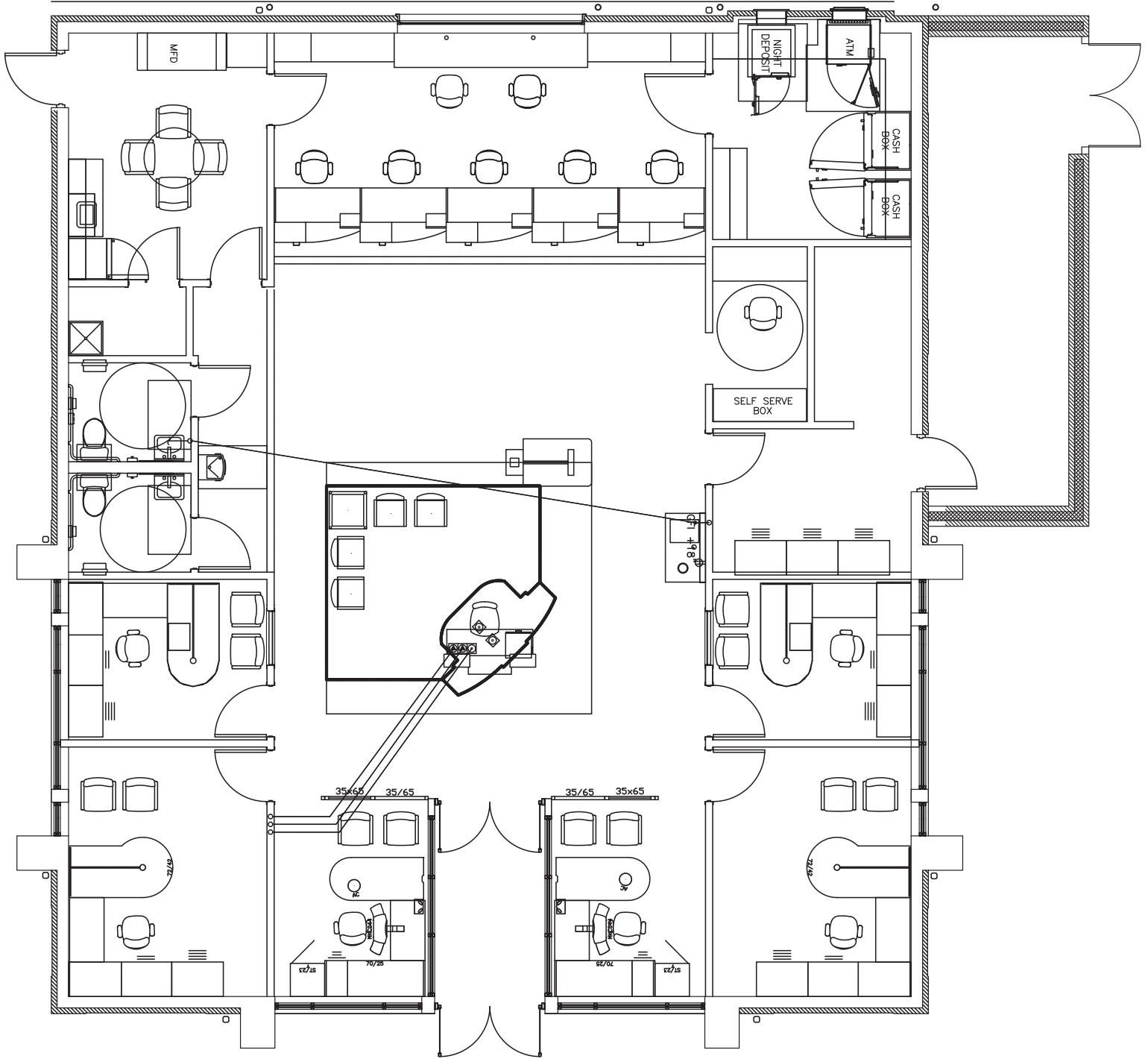


Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

**COZAD COMMERCIAL REAL ESTATE  
MD REAL ESTATE ADVISORS**  
A subsidiary of Cozad Commercial Real Estate, Ltd.  
16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143

# 1400 MEXICO LOOP ROAD EAST

O'FALLON, MO 63366



Information herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Sellers and brokers make no representation as to the environmental or other conditions of the property and that purchaser investigate fully.

**COZAD COMMERCIAL REAL ESTATE**  
**MD REAL ESTATE ADVISORS**  
A subsidiary of Cozad Commercial Real Estate, Ltd.  
16 Sunnen Dr., Ste. 164 • St. Louis, MO 63143