



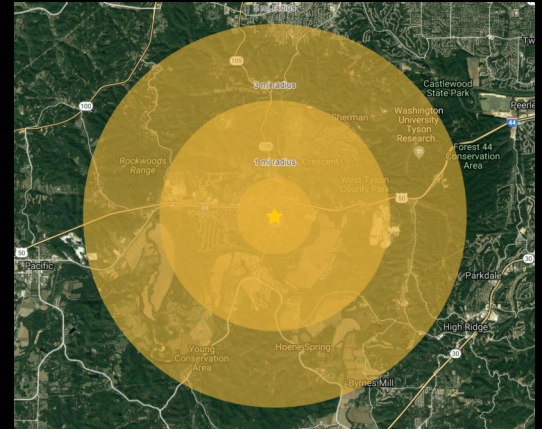
# 512 S. Main Street Lease Opportunity O'Fallon, MO

## AREA DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
<b>Population</b>	8,354	75,219	142,293
<b>Median HH Income</b>	\$86,504	\$103,405	\$111,804
<b>Employees</b>	4,568	20,818	44,427

## AVERAGE DAILY TRAFFIC

<b>S. Main Street</b>	36,525 VPD
<b>INTERSTATE 70</b>	117,298 VPD



## PROPERTY HIGHLIGHTS

- 600 sf building with drive-thru
- Approximately 550 ft. north of Interstate 70-Hwy K interchange.
- Excellent signage and visibility to the growing population and nearby businesses.
- Surrounded by national retailers and restaurants including: Burger King, Baskin Robbins, Taco Bell, Jack in the Box, and O'Reilly Auto Parts,
- Full ingress/egress access to Main Street.



For information, please contact:

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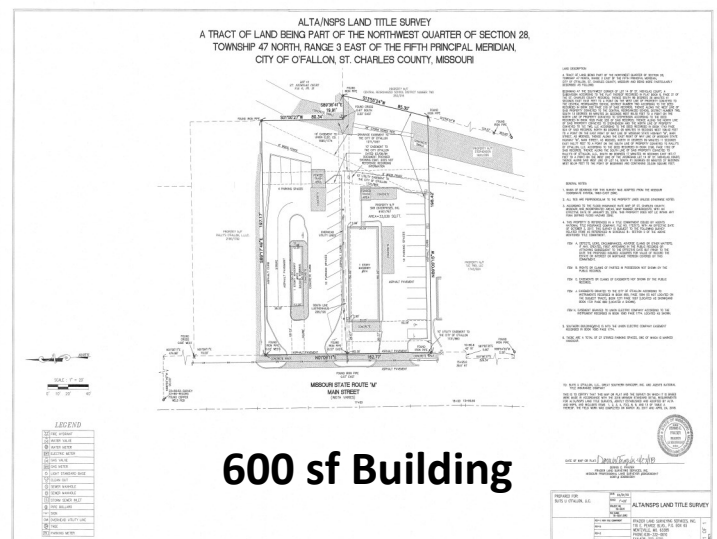
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600 sf Building

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