

FOR SALE

3,796 SF Retail Bldg on +/-1.5 Ac

747 Seibert Rd, O'Fallon IL 62269

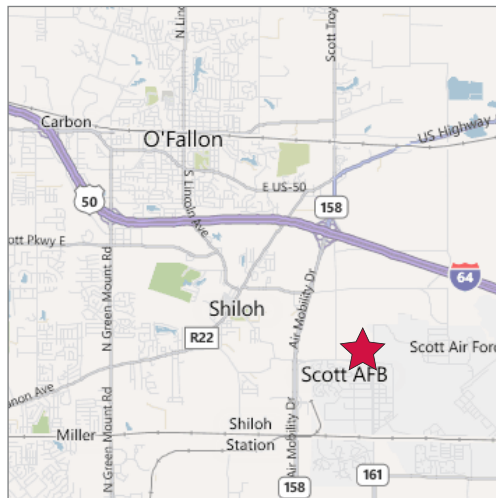


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	2,377	15,999	57,481
Households	492	5,380	21,629
Avg HH Inc.	\$61,043	67,715	72,783

Traffic Counts

- 17,000 VPD on Seibert Rd
- 18,300 VPD on Air Mobility Dr / Hwy 158



Property Highlights

- 3,796 SF - 3 bay retail building located just outside the main entrance of Scott AFB. Military residential pop. is 2,700+
- 1 bay equipped with full kitchen
- 1.5+/- acre lot - can be subdivided
- O'Fallon IL is one of the fastest growing communities in the St. Louis Metro Area - pop. 27,778

Sale Price

~~\$635,000~~ **\$549,000**



Commercial Real Estate Services, Worldwide.

Contact

Carl Conceller, SIOR
314 994 4801
cconceller@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Illinois Office: 1177 N. Green Mount Rd Ste 201
O'Fallon IL 62269 | Phone 618 632 3060 | Fax 618 632 3270
Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 | Fax 314 994 4088 | www.naidesco.com

AERIAL

747 Seibert Rd, O'Fallon IL 62269



Contact

Carl Conceller, SIOR
314 994 4801
cconceller@naidesco.com



Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Illinois Office: 1177 N. Green Mount Rd Ste 201
O'Fallon IL 62269 | Phone 618 632 3060 | Fax 618 632 3270
Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105
Phone 314 994 4444 | Fax 314 994 4088 | www.naidesco.com