

FOR LEASE 1,141 SF Inline Retail Space

8629 Mexico Rd, O'Fallon MO 63366

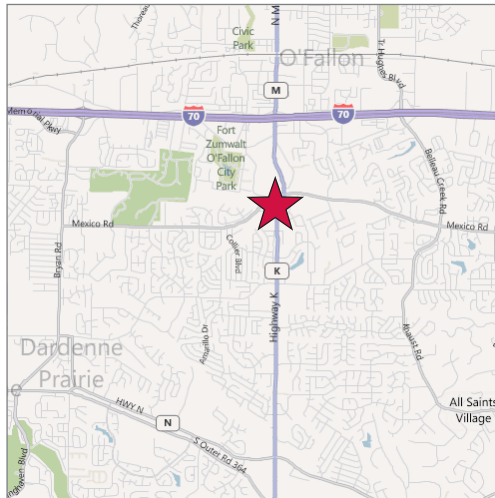


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	10,723	83,150	153,188
Households	3,812	29,005	53,141
Avg HH Inc.	\$77,546	85,712	90,378

Traffic Counts

- 19,193 VPD on Mexico Rd
- 35,850 VPD on Hwy K



Property Highlights

- 1,141 SF inline space available in neighborhood retail center adjacent to QT and shadow of Lowes, Walmart & Home Depot
- Built in 2006
- 5.5:1,000 parking ratio
- Building signage available
- Located at the corner of Mexico Rd & Hwy K

Lease Rate

\$16.00 psf, NNN



Commercial Real Estate Services, Worldwide.

Contact

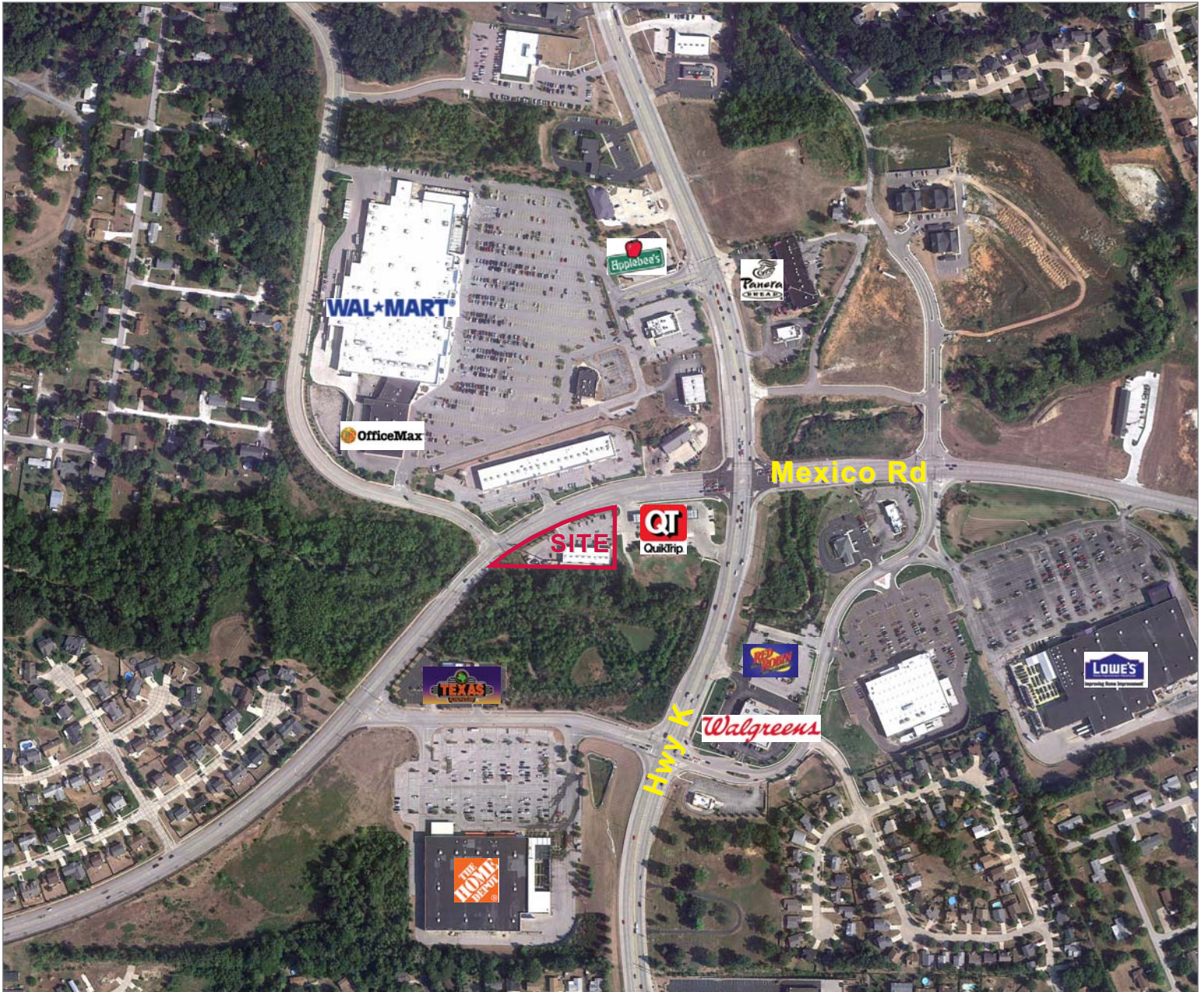
Noel T. Fehr, CCIM
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to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

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AERIAL

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