

DEMOGRAPHICS

Central Park Plaza located off I-64 in O'Fallon, IL



2007 Population
 5 Mi: 86,619
 10 Mi: 217,219
 20 Mi: 822,037

2012 Population
 5 Mi: 88,657
 10 Mi: 221,354
 20 Mi: 831,549

Households
 5 Mi: 35,068
 10 Mi: 86,582
 20 Mi: 326,174

Avg HH Income
 5 Mi: \$62,655
 10 Mi: \$57,444
 20 Mi: \$51,172

Median HH Income
 5 Mi: \$59,079
 10 Mi: \$53,396
 20 Mi: \$44,158

Daytime Population
 5 Mi: 37,124
 10 Mi: 84,216
 20 Mi: 431,579

Avg HH Size
 5 Mi: 2.42
 10 Mi: 2.46
 20 Mi: 2.46

College Degree
 5 Mi: 32.3%
 10 Mi: 27%
 20 Mi: 25%

0.7 - 45.2 ACRES FOR SALE For Commercial Development

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Contact

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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

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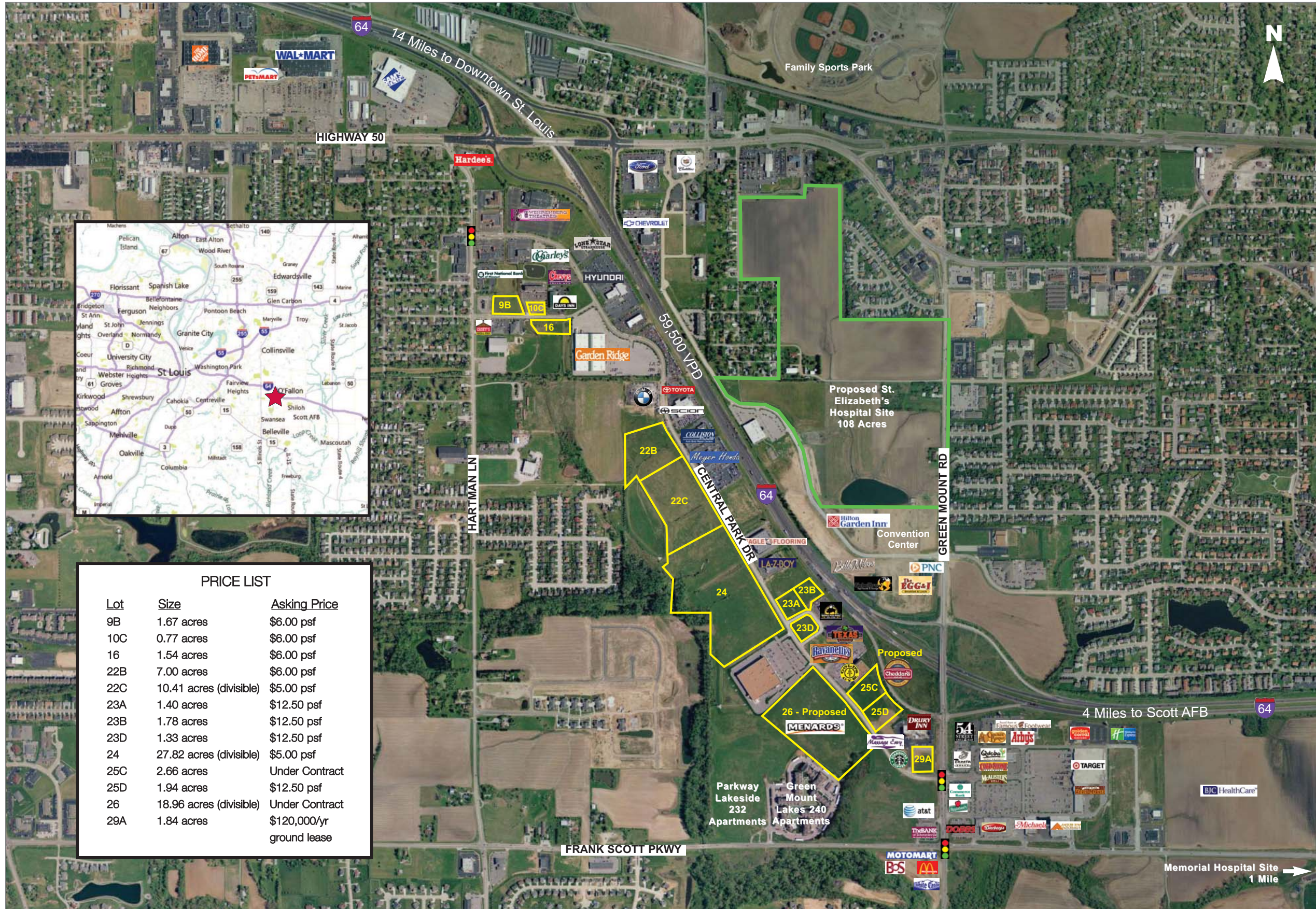
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CENTRAL PARK PLAZA AVAILABLE LOTS

Located off of I-64 between Highway 50 & Green Mount Rd in O'Fallon IL



Property Highlights

Central Park Plaza is O'Fallon's premier mixed-use development situated between Exit 14 (Highway 50) and Exit 16 (Green Mount Rd) with 1.2 miles of frontage along I-64 and many other benefits:

- 0.77 - 45 acres available
- Great interstate visibility
- Strong retail corridor in a high growth area
- Easy access from I-64, Hwy 50 or Green Mount Rd
- Interstate signage available
- Located 14 miles from downtown St. Louis

Traffic Counts

- 59,500 VPD on I-64
- 28,300 VPD on Hwy 50
- 20,000 VPD on Green Mount Rd
- 14,800 VPD on Frank Scott Pkwy
- 8,400 VPD on Central Park Dr

Area Amenities

- Located in fast-growing O'Fallon, IL, a community of 29,000 residents, with a regional draw of 60 miles
- Scott Air Force Base is 4 miles from the site and is estimated to have a \$1.7 billion economic impact on the region. The base is the largest area employer with 45,000 military and civilian personnel and their families
- Other major employers include: Memorial Hospital, St. Elizabeth's Hospital, Southwestern Illinois College & Midcoast Aviation
- The site is 2.5 miles from St. Clair Square, the only super regional mall in Southern Illinois
- The area has a high concentration of hotels with 1,949 total rooms in a 4-mile radius