

# FOR LEASE

## 9,000 SF Office / Retail

921 Highway K, O'Fallon MO 63366

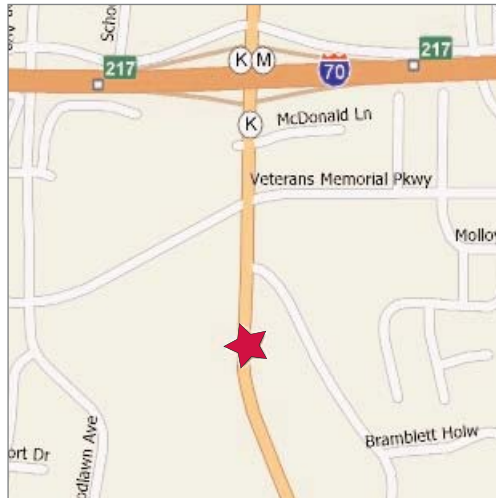


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	11,678	69,232	128,677
Households	4,323	24,102	44,734
Avg HH Inc.	\$66,202	72,626	77,487

### Traffic Counts

- 62,354 VPD on Highway K
- 14,068 VPD on Veterans Mem. (per CoStar)



### Property Highlights

- End cap of "the FLOOR TRADER" building
- Building has been renovated and 15,000 SF is occupied by "the FLOOR TRADER"
- 9,000 SF available, will divide
- Located 2 blocks south of I-70
- Retailers nearby include Schnucks & K-Mart

### Lease Rate

\$12.50 psf NNN (NNN=+/- \$3.00 psf)



Commercial Real Estate Services, Worldwide.

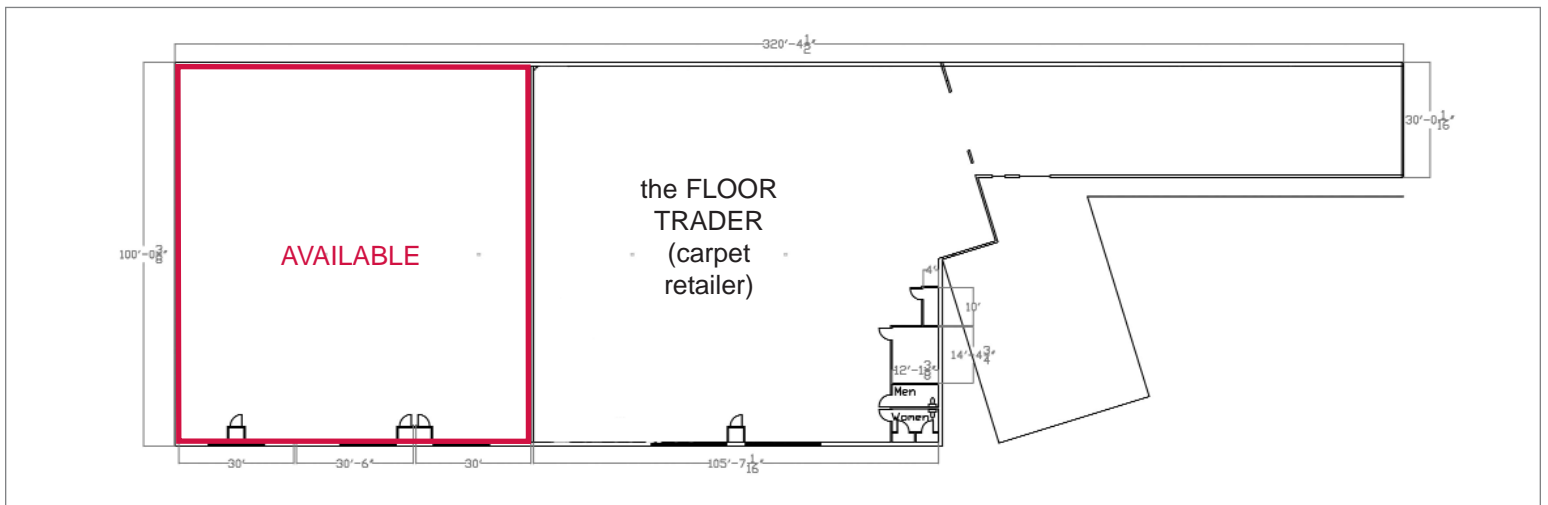
### Contact

Floyd L Sweeney, SIOR, MCR  
314 994 4445  
fsweeney@naidesco.com

Lin Sweazy  
314 994 4448  
lsweazy@naidesco.com

# AERIAL & SITE PLAN

921 Highway K, O'Fallon MO 63366



## Contact

Floyd L Sweeney, SIOR, MCR  
314 994 4445  
fsweeney@naidesco.com

Lin Sweazy  
314 994 4448  
lsweazy@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.

8235 Forsyth Blvd Ste 210 St Louis MO 63105  
Phone 314 994 4444 Fax 314 994 4088  
www.naidesco.com