

# FOR SALE

## VETERANS MEMORIAL PKWY

O'FALLON, MISSOURI



## 6.79 Acres Commercial Land

SALE PRICE: \$7.00/SF

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# PROPERTY FEATURES

## 6.79 ACRES VETERANS MEMORIAL PARKWAY O'FALLON, MISSOURI

### SE QUADRANT

OF I-70 & BRYAN ROAD

### INTERSTATE

VISIBILITY

### C-2

ZONING

### OFFSITE

DETENTION

**29,926 VPD**

TRAFFIC COUNT  
BRYAN RD AT I-70

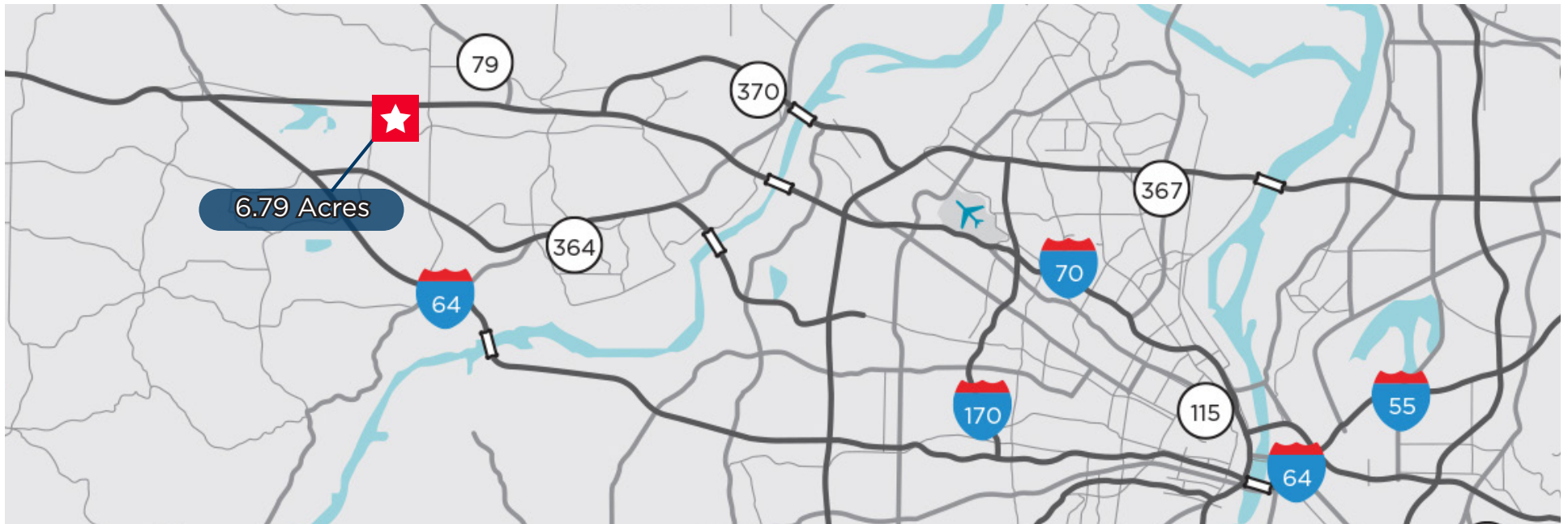
**98,698 VPD**

TRAFFIC COUNT  
I-70

**6.79**

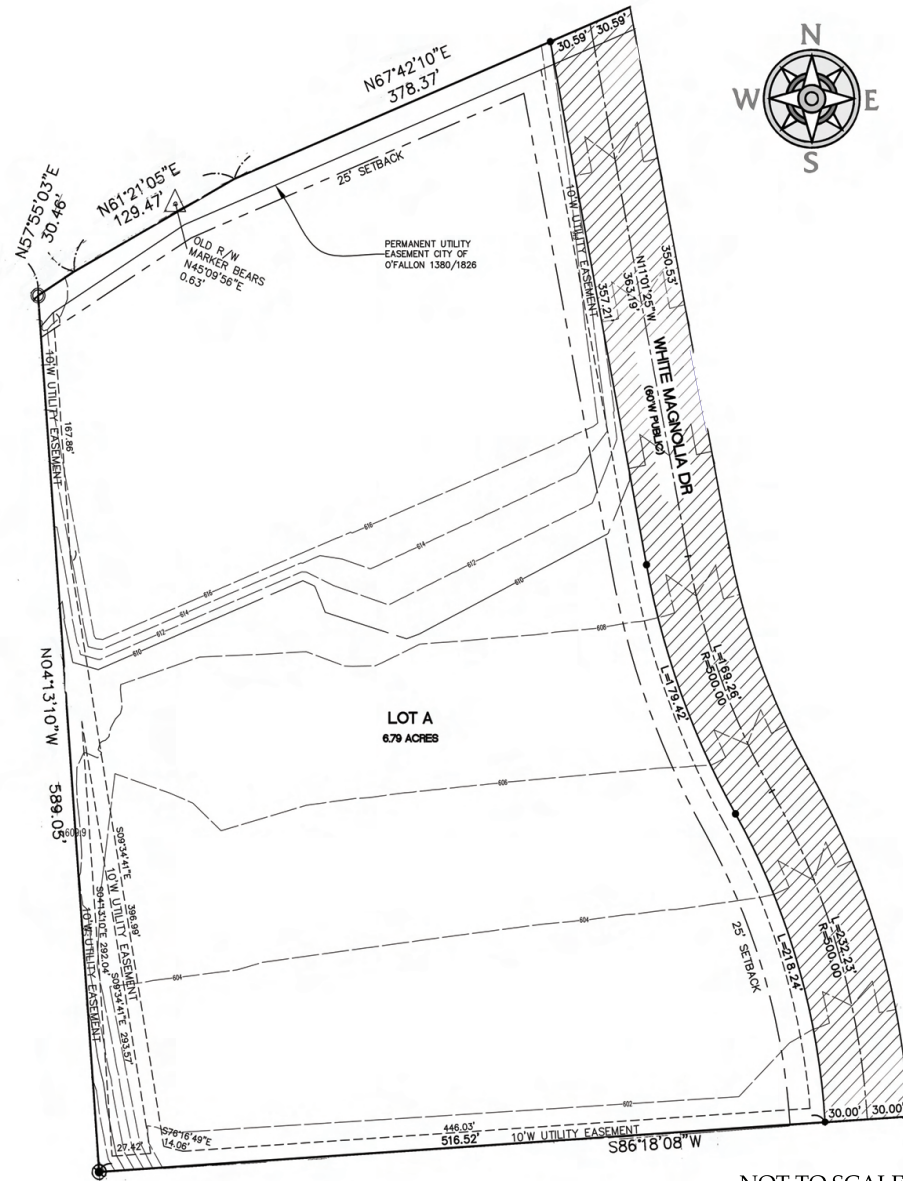
ACRES

Demographics	1 mile	3 mile	5 mile
Estimated Population	8,511	75,122	151,267
Avg HH Income	\$120,336	\$129,257	\$136,452
Number of Daytime Employees	4,355	27,885	54,620



# PROPERTY SITE PLAN

## 6.79 ACRES VETERANS MEMORIAL PARKWAY O'FALLON, MISSOURI



NOT TO SCALE