



609 WESTRIDGE DR

O'FALLON, MO 63366

RETAIL/OFFICE SPACE FOR LEASE

EXCLUSIVELY LISTED BY:



DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER

17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005

dflaiz@mckelveyproperties.com

Mobile: 314.267.8086

Office: 636.669.9111

NEWLY RENOVATED RETAIL | HIGH VISIBILITY O'FALLON, MO | 2,200 SF | RATE: \$18 SF NNN

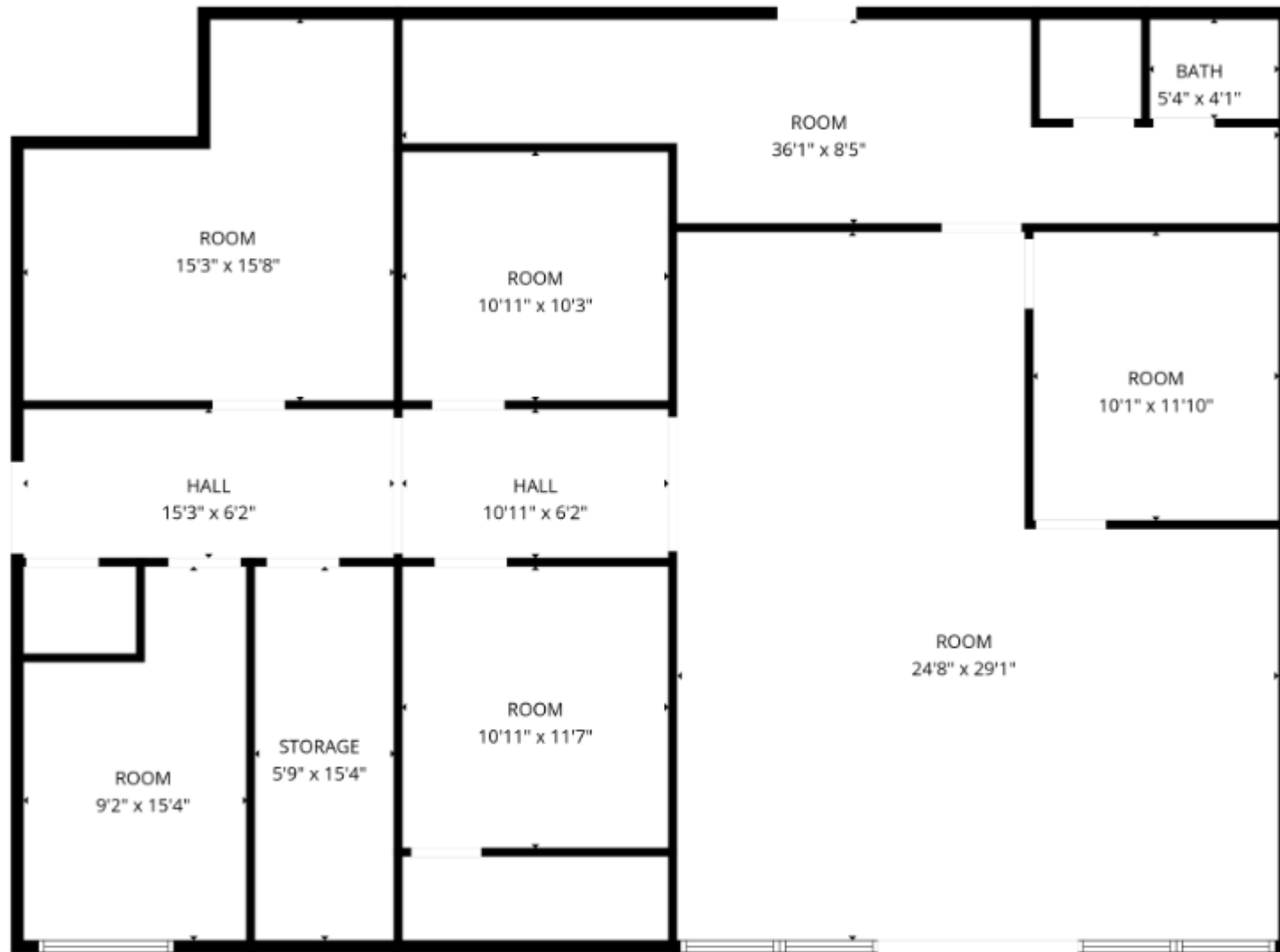
AERIAL



INTERIOR



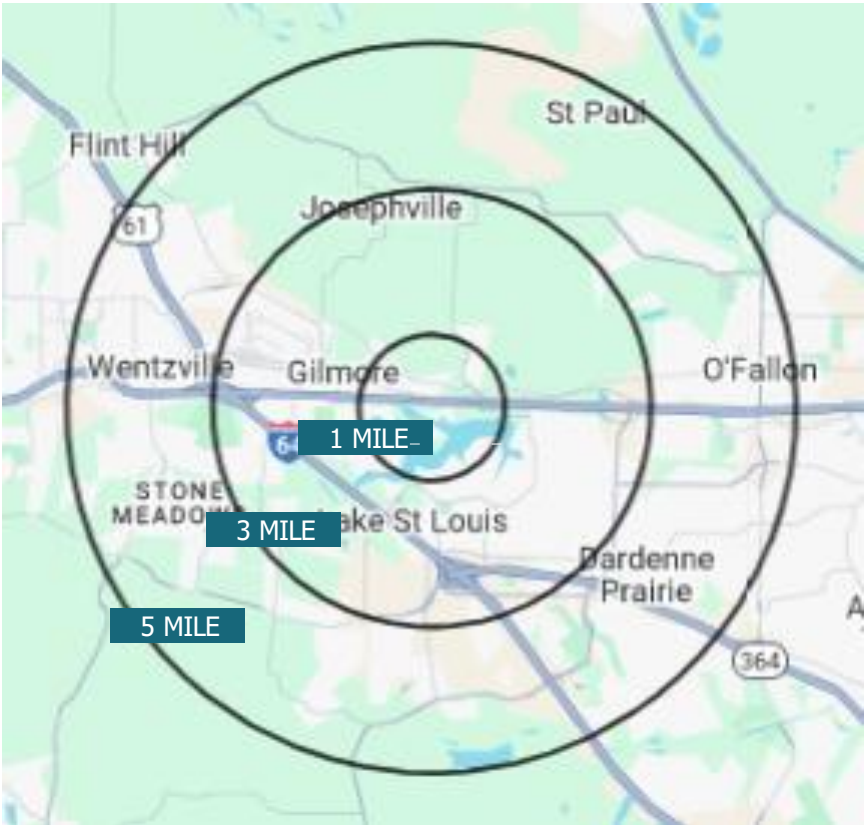
SUITE 609
2,200 SQFT



ENTRANCE

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	6,423	38,617	117,339
2024 Population	7,935	43,254	126,209
2029 Population Projection	8,641	46,421	134,566
Median Age	38.9	39.2	39.6
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	2,347	14,766	42,961
2024 Households	2,848	16,448	46,130
2029 Households Projection	3,095	17,648	49,201
Average Household Size	2.8	2.6	2.7
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$132,160	\$124,974	\$120,201
Median Household Income	\$111,524	\$103,390	\$100,811



46,130
2024 POPULATION
(5 Miles)

\$120,201
AVERAGE HH INCOME
(5 Miles)

\$100,811
MEDIAN HH INCOME
(5 Miles)

609 WESTRIDGE DR

O'FALLON, MO 63366

RETAIL/OFFICE SPACE FOR LEASE

**EXCLUSIVELY LISTED
BY:**



DANIEL FLAIZ

INVESTMENT/LEASING BROKER
17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005
dflaiz@mckelveyproperties.com
Contact: 314.267.8086
Office: 636.669.9111



PROPOSED RENOVATIONS