

H I L A N D
C O M M E R C I A L

I-64 & Winghaven Blvd
O'Fallon, MO 63368

WINGHAVEN & I-64

Prime
Development Sites
Available



PROPERTY HIGHLIGHTS

- Prime development land sites available
 - 5.918 acre site, divisible to ~1.0 acres
 - Highway I-64 visibility with over 60,000 vehicles per day
 - Adjacent to brand new First Community Credit Union
 - Perfect for retail, office or medical
 - Up to 75,000 sf, 3-story building potential
 - Strong demographics in high-growth trade area
 - Pricing Information: Contact Broker



SITE

NOW DIVISIBLE!

PARCELS AVAILABLE
FROM **1.0 ACRES**
UP TO **5.91 ACRES**

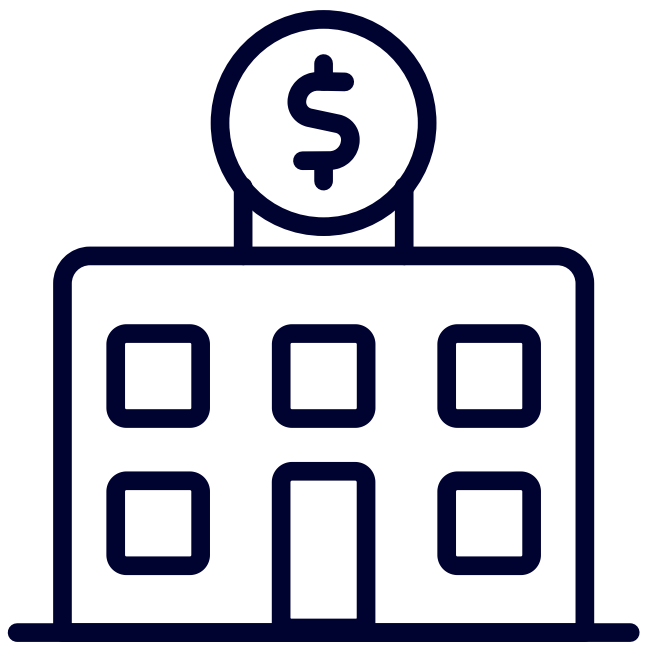


285 PARKING STALLS
(250 REQUIRED)

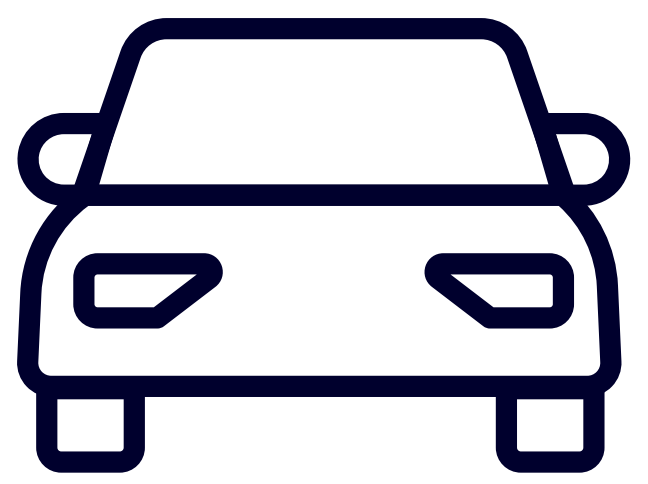
3-STORY
OFFICE BUILDING
25,000 SF EA. FLR.
75,000 SF TOTAL

1.0 - 5.9 ACRE LAND SITES

AVAILABLE

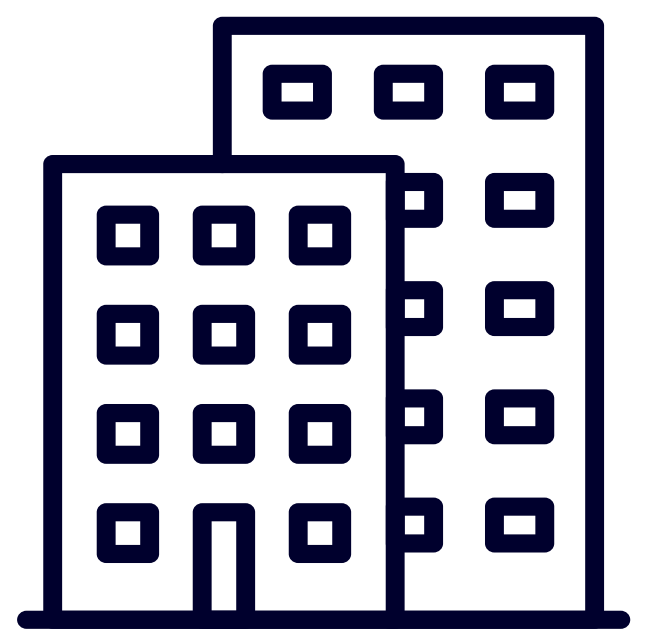


N E W
DEVELOPMENT



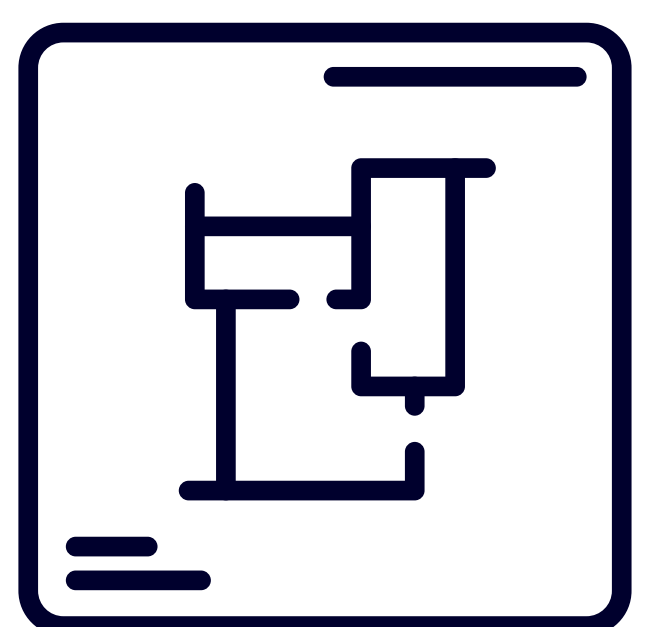
60,000+
VEHICLES/DAY

I-64
V I S I B I L I T Y



A
CLASS PROJECT

2024
YEAR BUILT



1.0
ACRE DIVISIBLE

5.91
ACRES TOTAL





40

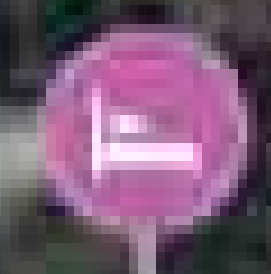


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Bristol Seafood Grill



Hilton Garden Inn St. Louis/O'Fallon



Estetica Medspa



Yuppy Puppy Pet Spa

Winghaven Blvd

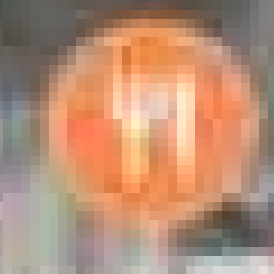


Winghaven Blvd

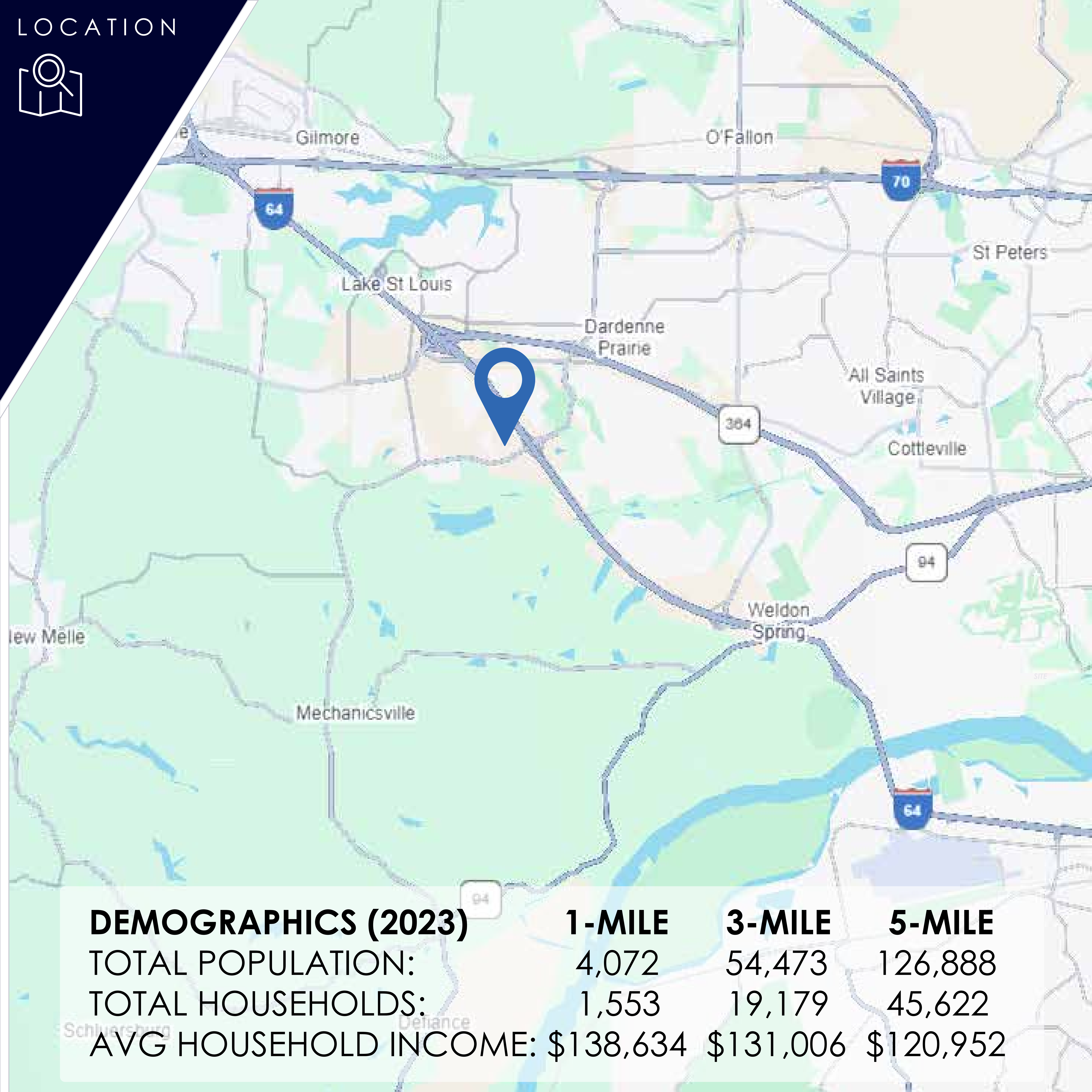
Mercy Clinic Weight and Wellness



Stefaninaks Pizzeria Restaurant

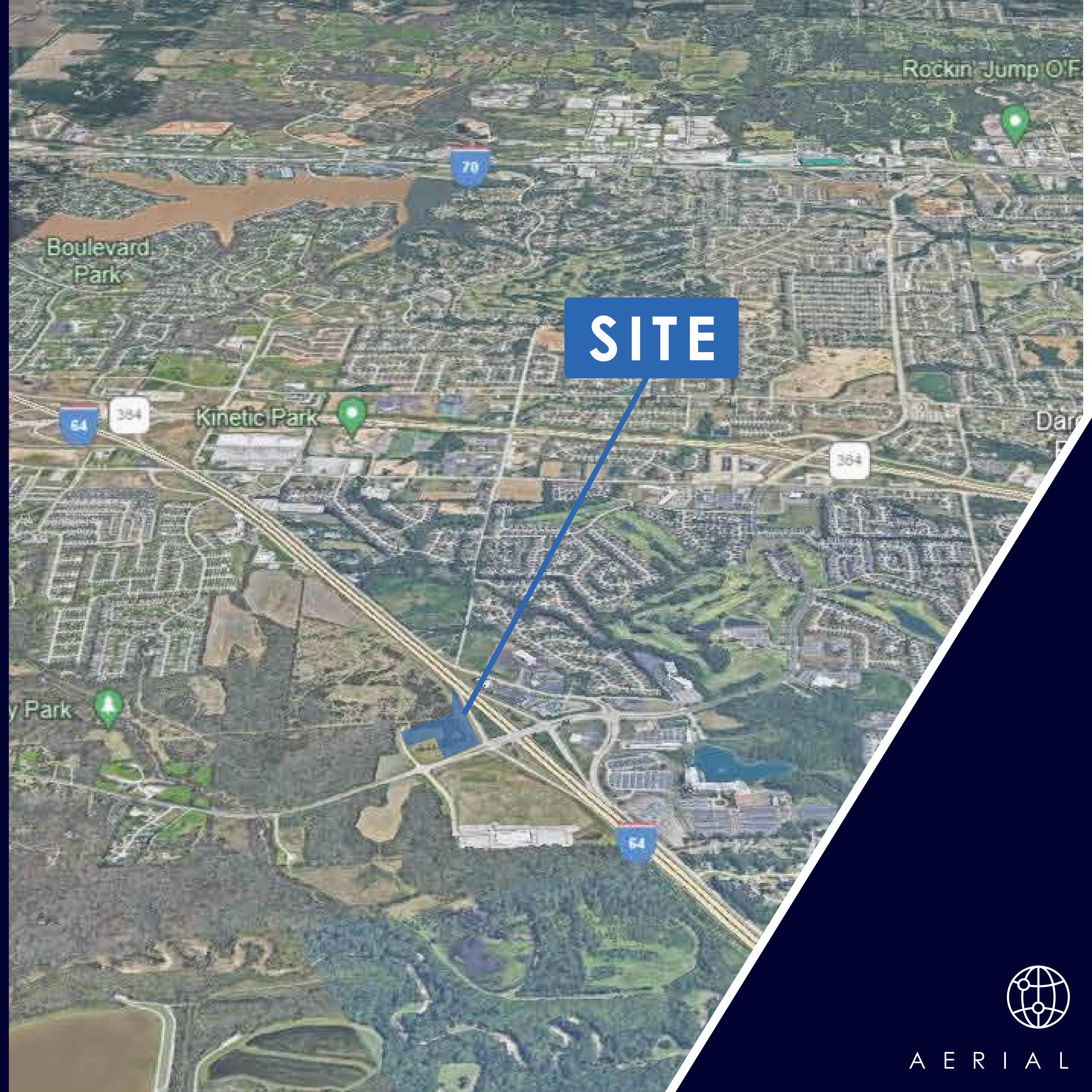


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DEMOGRAPHICS (2023)

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION:	4,072	54,473	126,888
TOTAL HOUSEHOLDS:	1,553	19,179	45,622
AVG HOUSEHOLD INCOME:	\$138,634	\$131,006	\$120,952



SITE



AERIAL



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For Additional Information, Please Contact

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