

DRIVE-THRU RESTAURANT SPACE

1600 W Highway 50, O'Fallon IL 62269



2,525 SF Available \$9,000 per Month (NNN)

WP | **WITTENAUER**
P R O P E R T I E S®

David Wittenauer
President - Designated Managing Broker

Brandon Perjak
Associate Broker

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269
Office: 618.632.5850 | Fax: 618.632.3270
Email: info@wittenauerproperties.com
www.wittenauerproperties.com

DRIVE-THRU RESTAURANT SPACE

1600 W Highway 50, O'Fallon IL 62269

- Prime retail corridor exposure with strong visibility (19,000 VPD)
- Shadow-anchored by Walmart, Sam's Club, Home Depot, PetSmart, Academy Sports
- Signalized access with multiple access points
- Former QSR with drive-thru to accommodate stacking
- 29 Available Parking Spaces (11.5 /1,000 SF)
- Located on St. Clair County Bus Line
- Lot Size .59 Acres



ESRI DEMOS	3 MILES	5 MILES	10 MILES
POPULATION	48,323	103,700	241,149
HOUSEHOLDS	19,376	42,749	97,829
MEDIAN AGE	40.0	41.0	40.4
MEDIAN HHI	\$96,469	\$85,516	\$75,788
AVG HHI	\$123,794	\$113,551	\$100,701

DRIVE-THRU RESTAURANT SPACE

1600 W Highway 50, O'Fallon IL 62269

PROPERTY OVERVIEW:



WP | **WITTENAUER**
PROPERTIES®

David Wittenuer
President - Designated Managing Broker

Brandon Perjak
Associate Broker

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269
Office: 618.632.5850 | Fax: 618.632.3270
Email: info@wittenauerproperties.com
www.wittenauerproperties.com

DRIVE-THRU RESTAURANT SPACE

1600 W Highway 50, O'Fallon IL 62269



Walmart
Academy Sports & Outdoors
Sam's Club
The Home Depot
Jack in the Box
McDonald's
Culver's
PetSmart

Central Park Plaza

MENARDS
Aqua
Starbucks
SERRA
Sprint
TOYOTA
GNC
SUBWAY
at home
LA BOY
CLUB FITNESS
NORTHREN

Regency Park

FIRST WATCH
TownePlace Suites
Marriott
Simmons Bank
Bella Napoli
Lion's Choice
Hilton Garden Inn
Global Brew
Dewey's
PNC
Hampton Inn

Green Mount Crossing

Dierbergs
Freddy's
GameStop
Panera
noodles
LookAfter
Commerce Bank
ATHLETICO
Edward Jones
BEAUTY BRANDS
QDOBA
Little Caesars
SWEET WALLS
Ashley
Applebees
Arbys
H&R BLOCK
DOBB'S
COLD STONE
MASTERS
cricket
golden coral

Proposed Hartman Lakes Apartments
352 Units

Parkway Lakeside Apartments
232 Units

Green Mount Lakes Apartments
240 Units

Auffenberg Auto Mall

MEMORIAL HOSPITAL EAST
BIC HealthCare

DRIVE-THRU RESTAURANT SPACE

1600 W Highway 50, O'Fallon IL 62269



BRANDON PERJAK

ASSOCIATE BROKER

BRANDON@WITTENAUERPROPERTIES.COM

OFFICE: 618.632.5850

DIRECT: 618.632.0158

DAVID WITTENAUER

PRESIDENT | DESIGNATED MANAGING BROKER

DAVID@WITTENAUERPROPERTIES.COM

OFFICE: 618.632.5850

DIRECT: 618.622.2349

WP | **WITTENAUER**
P R O P E R T I E S[®]