



FOR SALE OR LEASE

# 2108-2126 Bryan Valley Commercial Drive

O'Fallon, MO 63366

**Asking Price:**

**\$2,400,000**  
\$199.73 PSF

**Lease Rate:**

**\$14.50**  
PSF, NNN

**CONTACT US**

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**Highlights**

- 12,016 SF retail center available for sale or lease
- 1,920 - 3,840 SF available immediately
- Building and monument signage available
- New roof and gutters
- Built in 2005
- C-2 Commercial zoning
- \$3.77/SF NNN costs
- In close proximity to the Bryan Road and I-70 interchange

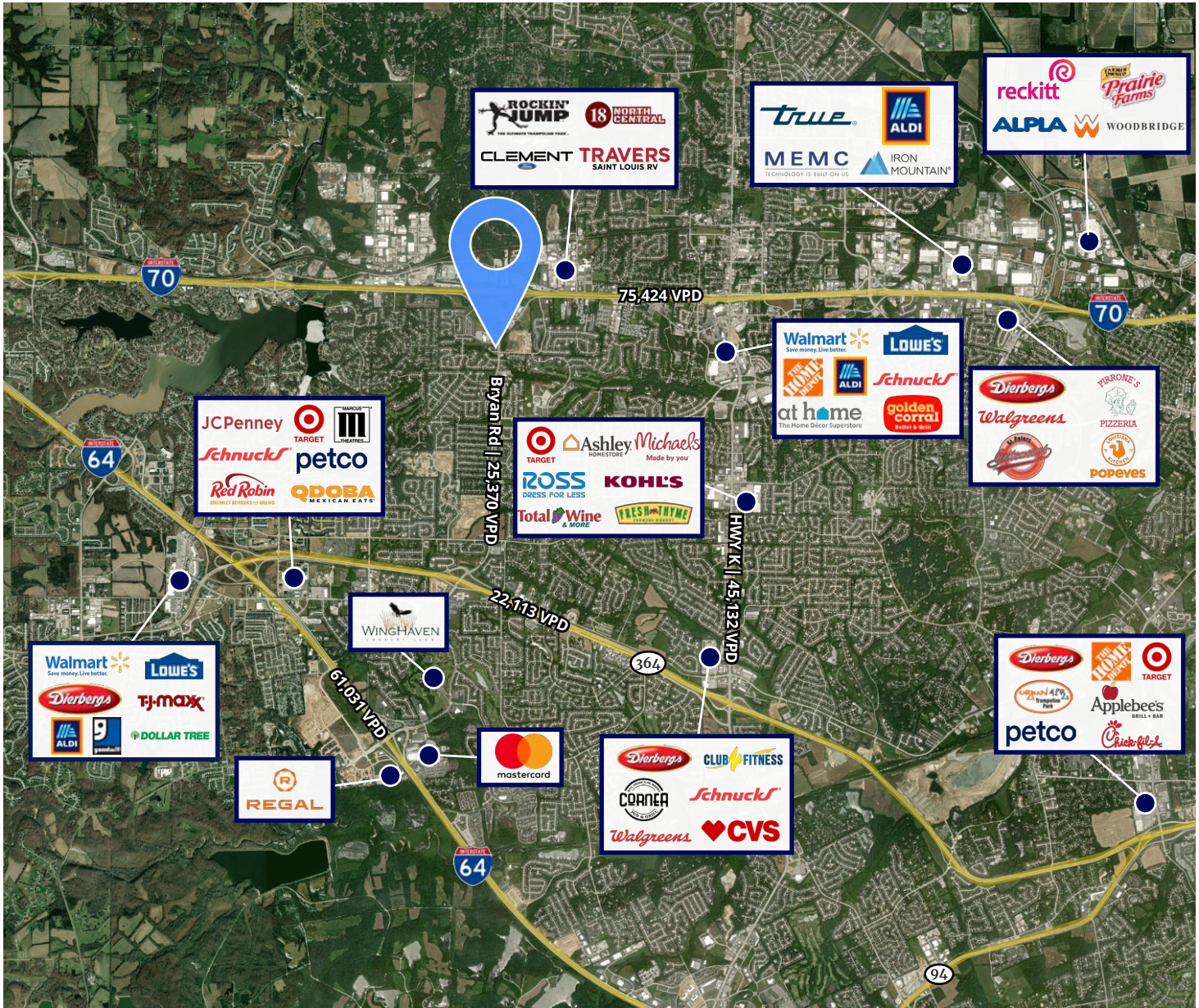
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# PROPERTY OVERVIEW





# LOCATION AERIAL



## Demographics

	Population	Households	Average Household Income	Number of Business	Number of Employees
1 Mile	10,977	4,435	\$106,049	249	3,117
3 Miles	72,962	27,773	\$131,520	1,997	25,387
5 Miles	152,869	56,779	\$134,749	3,374	46,791

# SITE AERIAL



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