

2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

5,716 | 35,650 | 101,446



Daytime Population

4,694 | 25,181 | 61,825



Median Household Income

\$148,965 | \$127,978 | \$125,168

RETAIL FOR LEASE

Laboure Centre | Highway K & Technology Drive | O'Fallon, Missouri 63366

1,873 - 2,320 SF | Call for Details | Triple Nets: \$5.72/SF (2024 estimate)

PROPERTY DETAILS

Excellent visibility from I-64 & Highway K

Upscale retail storefronts & ample parking

Strong demographics

Growing daytime population: BJC Healthcare, Verizon,
Mastercard, APC, & Fireman's Fund

Highway K - 28,950 VPD | I-64 - 65,194 VPD

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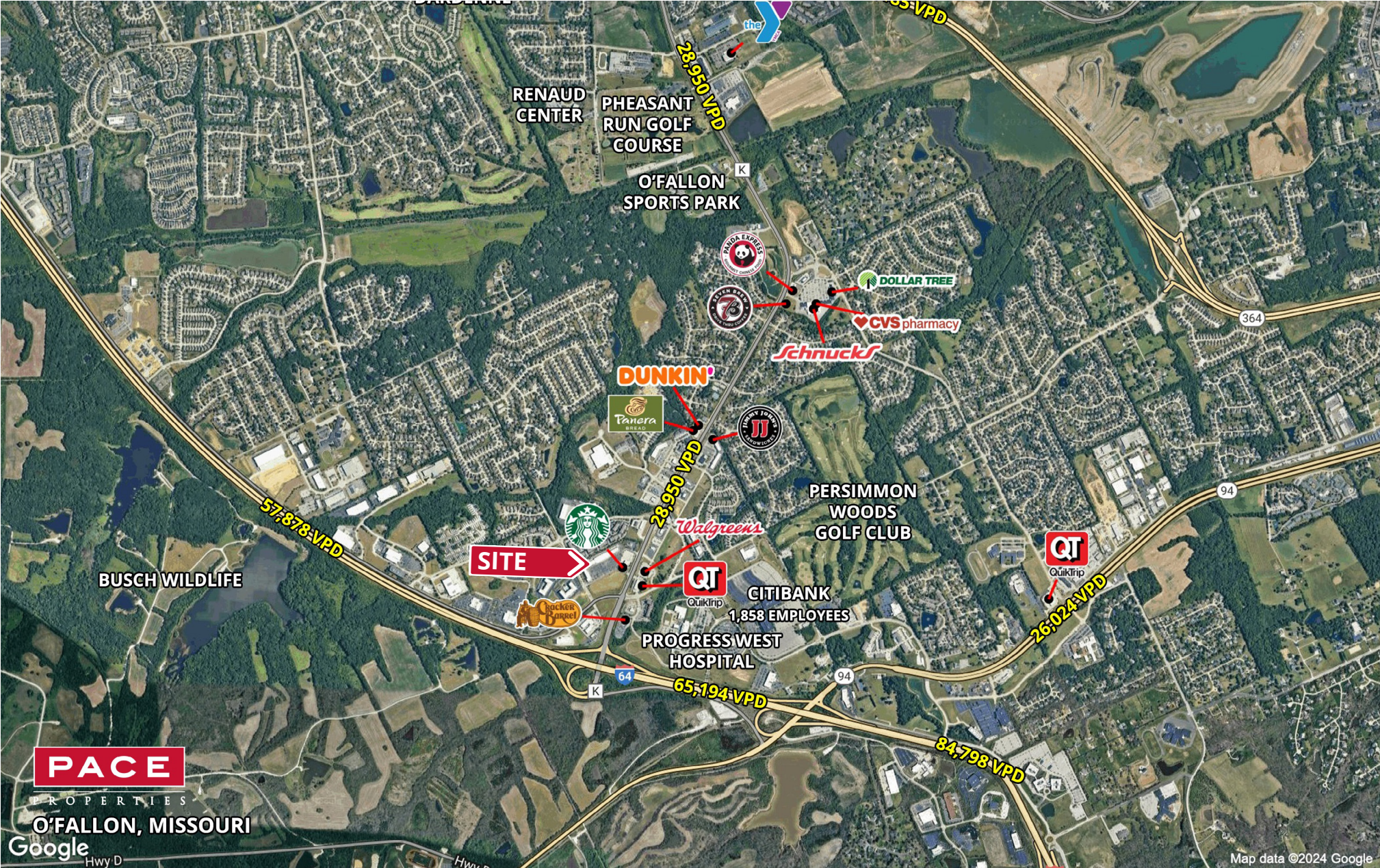
msweargin@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

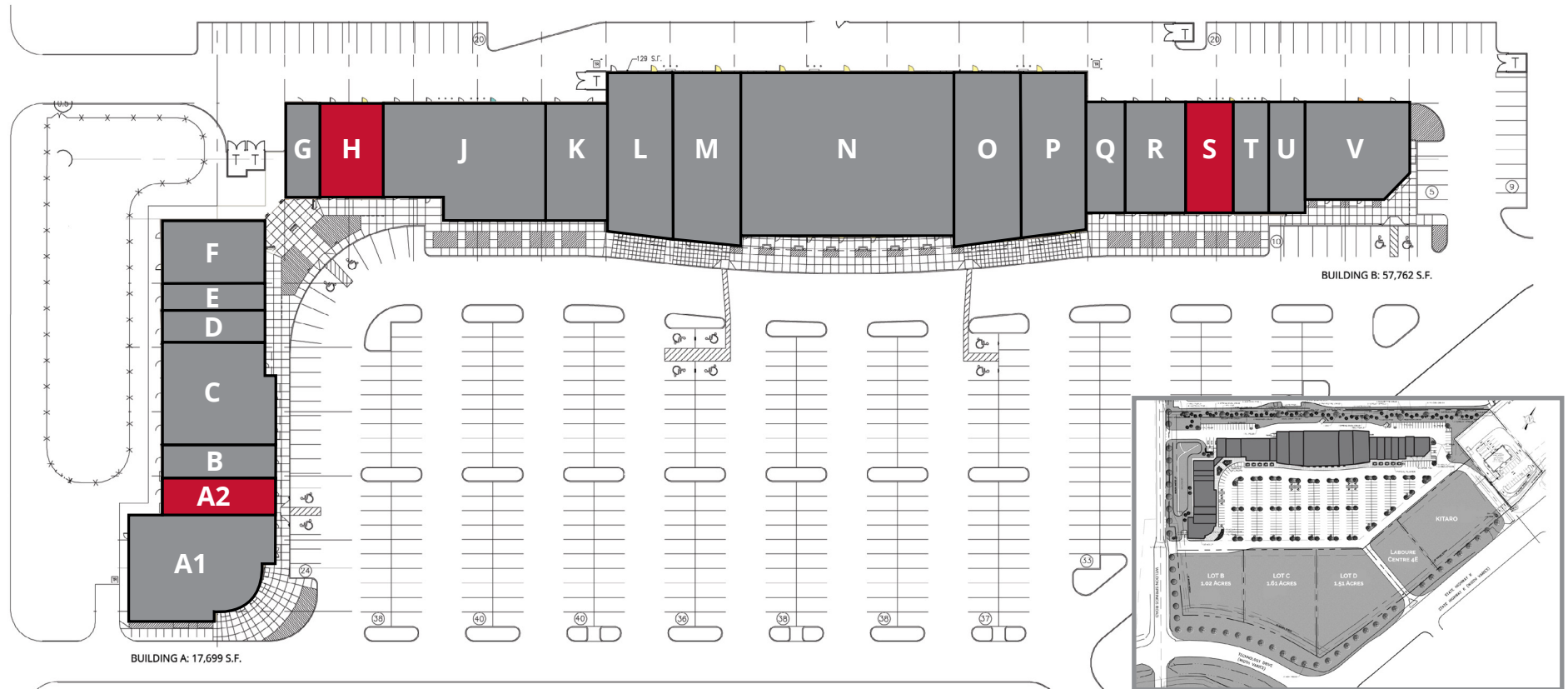
1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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Trade Area Aerial



Site Plan



Space	Status	SF	Space	Status	SF	Space	Status	SF
A1 - 4699	Advanced Bone & Joint	5,216	H - 4665 & 4667	AVAILABLE	2,320	Q - 4619	Fleet Feet	1,410
A2 - 4695	AVAILABLE	1,924	J - 4655	DaVita	6,596	R - 4615	SSM Physical Therapy	2,210
B - 4693	re:Fine Salon	1,412	K - 4651	Sound Health	2,849	S - 4613	AVAILABLE	1,873
C - 4689	Palen Music Center	4,255	L - 4647	Wag N Wash	3,961	T - 4611	Laboure Nails	1,196
D - 4687	Palen Music Center	1,261	M - 4643 & 4645	St Louis Pediatric Dentistry	4,286	U - 4609	Brass Rail Market	1,690
E - 4683 & 4685	Palen Music Center	1,110	N - 4629	Friar Tuck	14,481	V - 4601	Brass Rail	5,231
F - 4679 & 4681	O'Fallon Animal Hospital	2,521	O - 4625	F45 Training	4,286			
G - 4669	Laboure Cleaners	1,161	P - 4621	Swim Bike Run	4,087			

