

**2023 DEMOGRAPHICS** 1 Mile | 3 Miles | 5 Miles



**Population** 8,238 | 66,724 | 145,643



**Daytime Population** 5,308 | 34,504 | 73,438





## **RETAIL BUILDINGS & LAND FOR SALE OR LEASE**

Bryan Crossings | I-70 & Bryan Road | O'Fallon, Missouri 63366 1 AC - 4 AC | 1,200 SF - 60,000 SF Proposed | Call for Details

## **PROPERTY DETAILS**

Anchored by proposed multi-sport complex - with more than 1 million estimated visits per year

Sale, ground lease

Easily accessible via Bryan Road & I-70

High-growth area convenient to all of St. Charles County

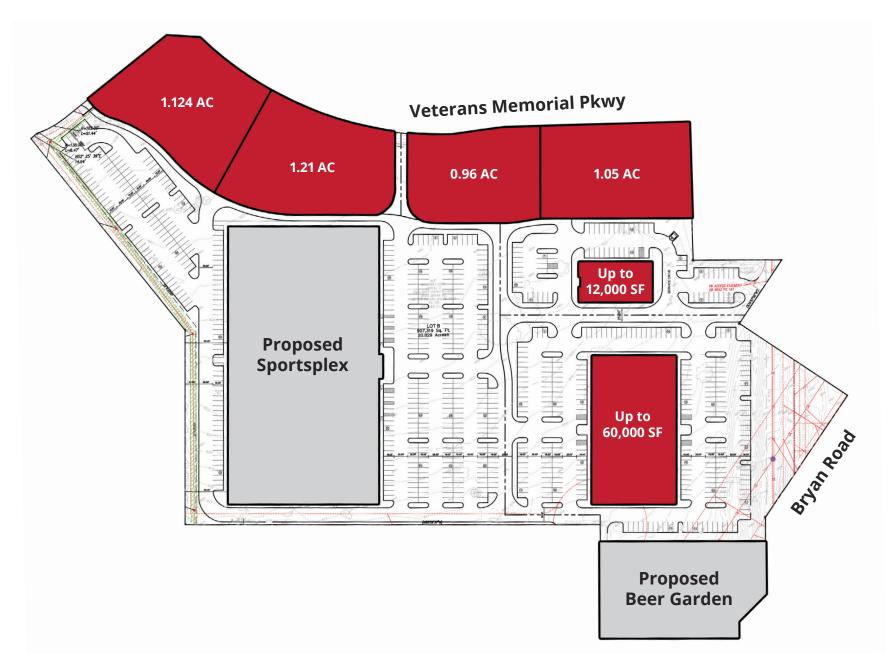
I-70: 105,864 VPD | Bryan Road: 26,899 VPD

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

## Site Plan



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