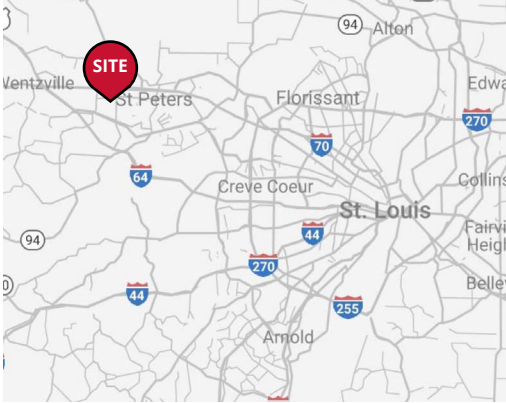


Former Restaurant Available!



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

9,592 | 86,621 | 164,605



Daytime Population

6,018 | 44,127 | 96,351



Median Household Income

\$96,936 | \$105,974 | \$110,269

RETAIL FOR SALE OR LEASE

1600 Mexico Loop Road West | O'Fallon, Missouri 63366
7,028 SF on 1.5 acres | Lease Rate: \$150,000/year | Sale Price: \$2,450,000

PROPERTY DETAILS

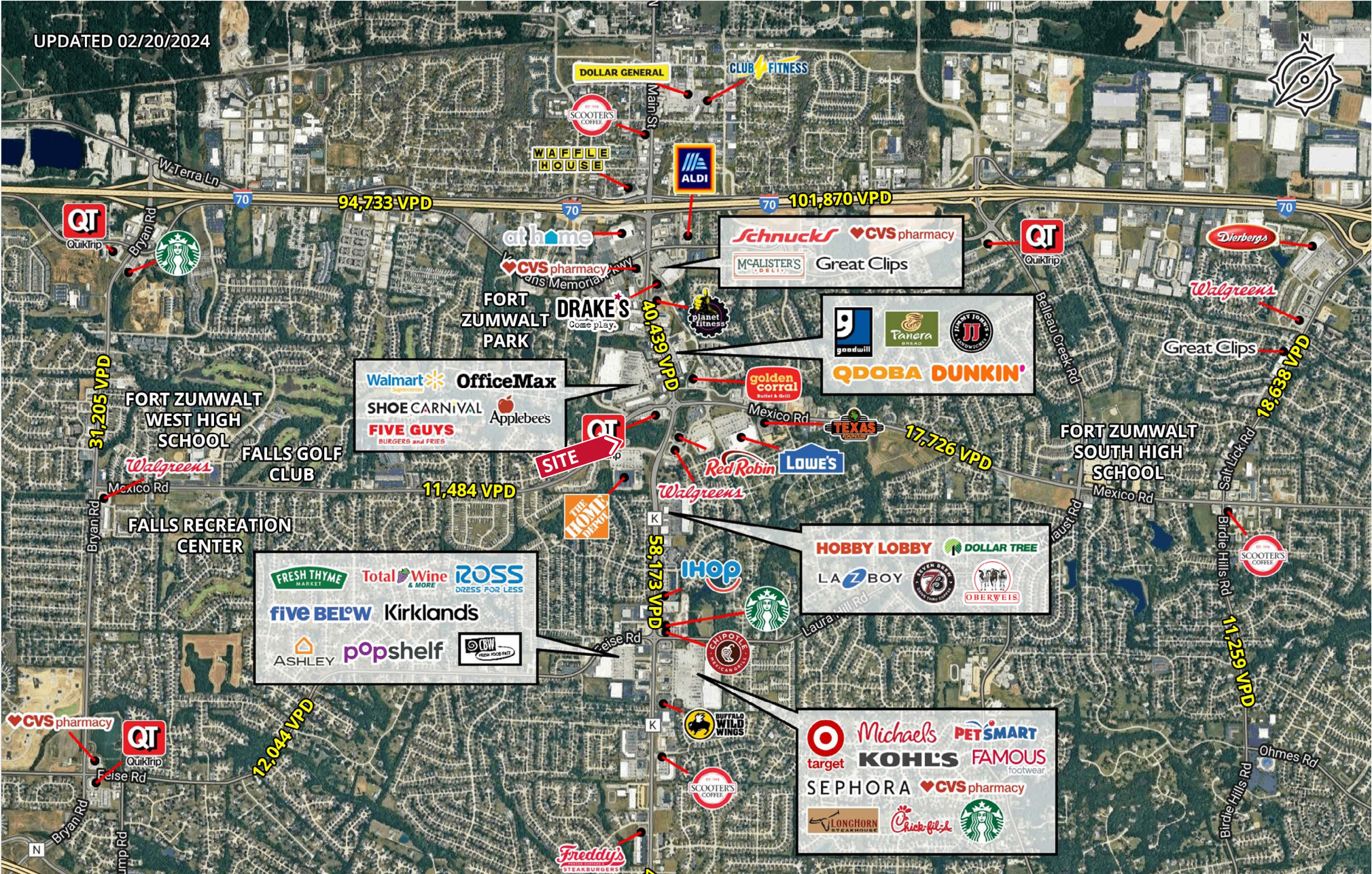
Free-standing restaurant building with large monument sign
Located at hard corner with access to two signalized entrances

Restaurant FF&E available
Co-tenancy with Home Depot
Mexico Road - 11,784 VPD

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Trade Area Aerial



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.