

RETAIL/OFFICE/RESTAURANT/BAR O'FALLON, MO FOR SALE!

PROPERTY ADDRESS:

1165 Technology Dr
O'Fallon, MO 63368

- Situated between over 350 Rooms between three hotels
- Located Right on Hwy with great visibility from highway 64/40
- Sale includes almost all equipment, furniture & fixtures.
- 90,000 vehicles per day on highway 64/40
- Thousands of residential homes, apartments, condos and large businesses and communities within minutes.
- Next to Frank Leta Honda and Jim Trenary, hospital, many offices schools Citi Bank and Mastercard!



KRAMER COMMERCIAL REALTY, LLC | **Ron & Mark Kramer: 314-502-9155** | **100 Chesterfield Business Parkway**
www.Kramercommercialrealty.com | **Ron@Kramercr.com; Mark@Kramercr.com** | **Suite 200, Saint Louis, MO 63005**

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Investment Property, Exclusive Offering:
\$1,650,000

Site Information:

Built in 2005

1.90 Acres

Cross access agreement with hotels (See outline)

8,256 SF building

Employers near site locations:

CitiMortgage 4,500

MasterCard International Inc. 2,300

Fort Zumwalt School District 2,000



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About O'Fallon:

Established in 1856 and encompassing nearly 30 square miles, O'Fallon is the seventh largest city in Missouri and largest in St. Charles County, with a growing population of approximately 79,300 residents.

Money magazine recognized O'Fallon as one of the nation's 100 Best Places to Live in 2006, 2008, 2010, 2012 and 2014. O'Fallon has one of the highest projected rates of increases in employment in the state, top schools, and affordable homes that average just \$170,000 for a three-bedroom. O'Fallon is ranked third for most affordable housing among the top 20 metropolitan areas.

From 2010-2012, O'Fallon was rated as the 2nd safest city in the nation. Home to nearly 1,500 businesses, O'Fallon's shopping and dining options range from large retail chains to small independent businesses. More than 450 parks are located throughout the city. O'Fallon is home to Mastercard's Global Technology & Operations Center, which employs over 1,900 people.

Other top employers in the area include Citi, True Manufacturing and MEMC Electronic Materials. Progress West Hospital, part of BJC Healthcare, is located in O'Fallon, as well as satellite campuses for Webster University and Lindenwood University. Public infrastructure continues to be a significant city focus, with millions budgeted for the street and road improvement fund.

<http://www.ofallon.mo.us/about-ofallon>



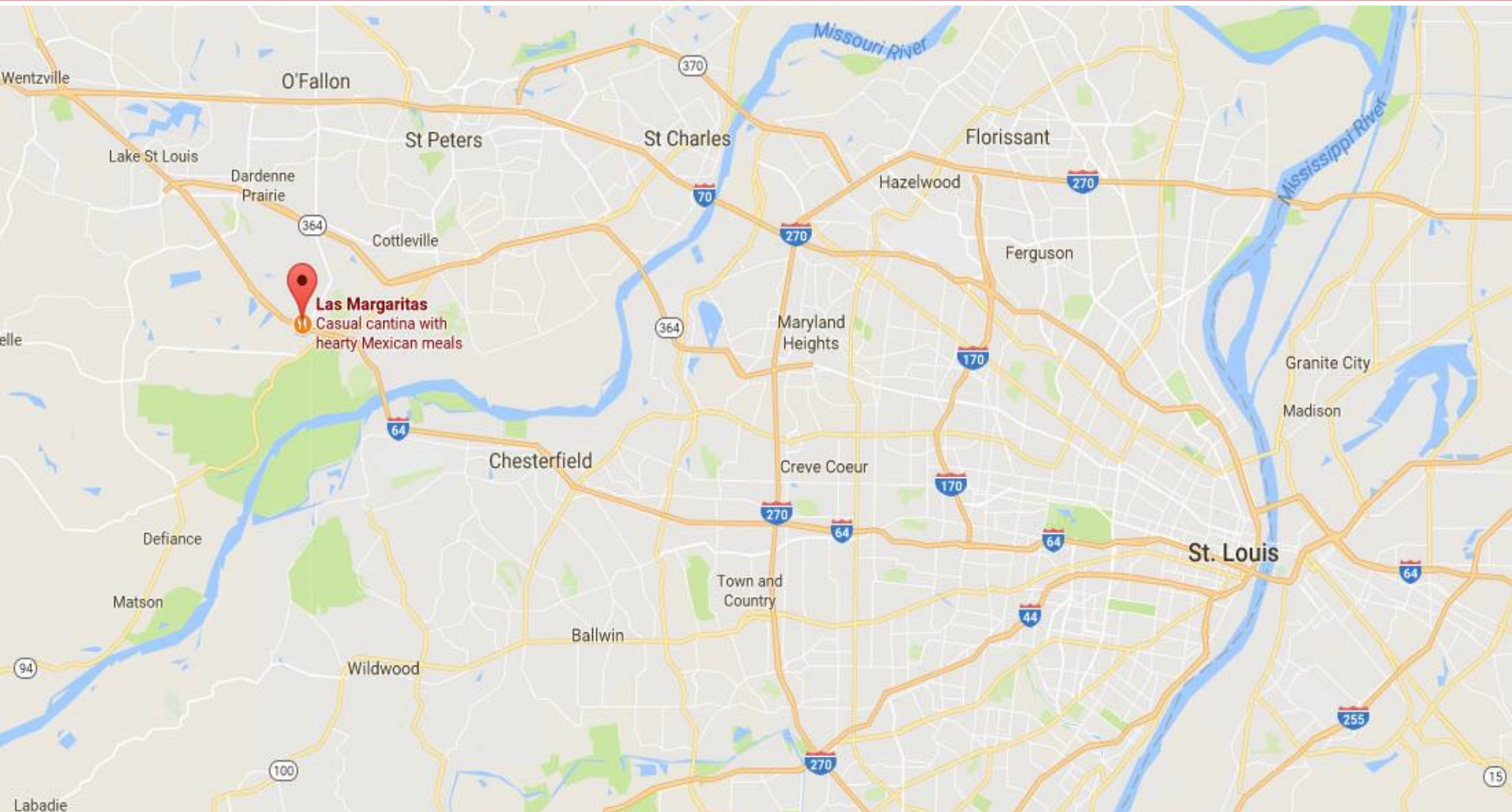
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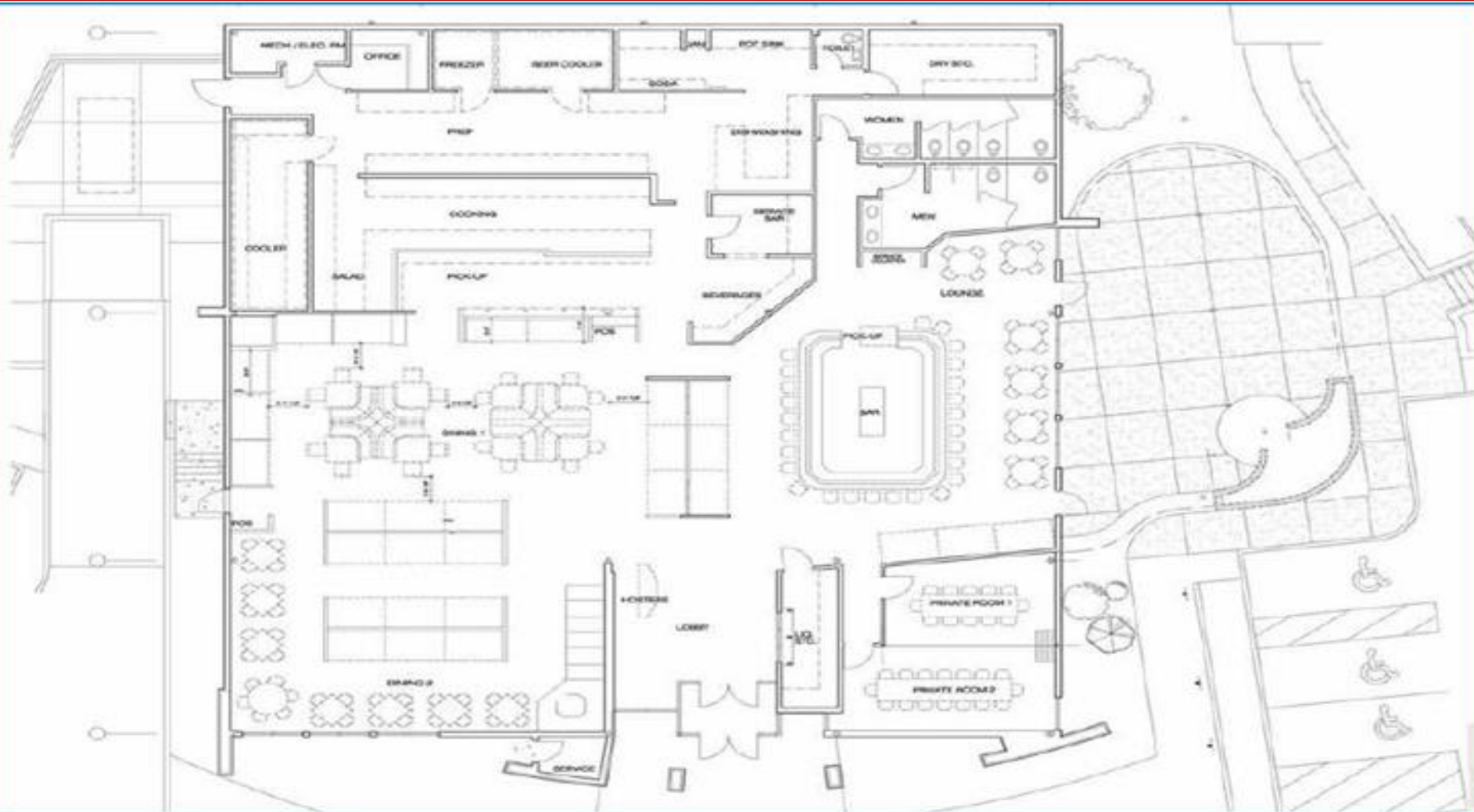
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