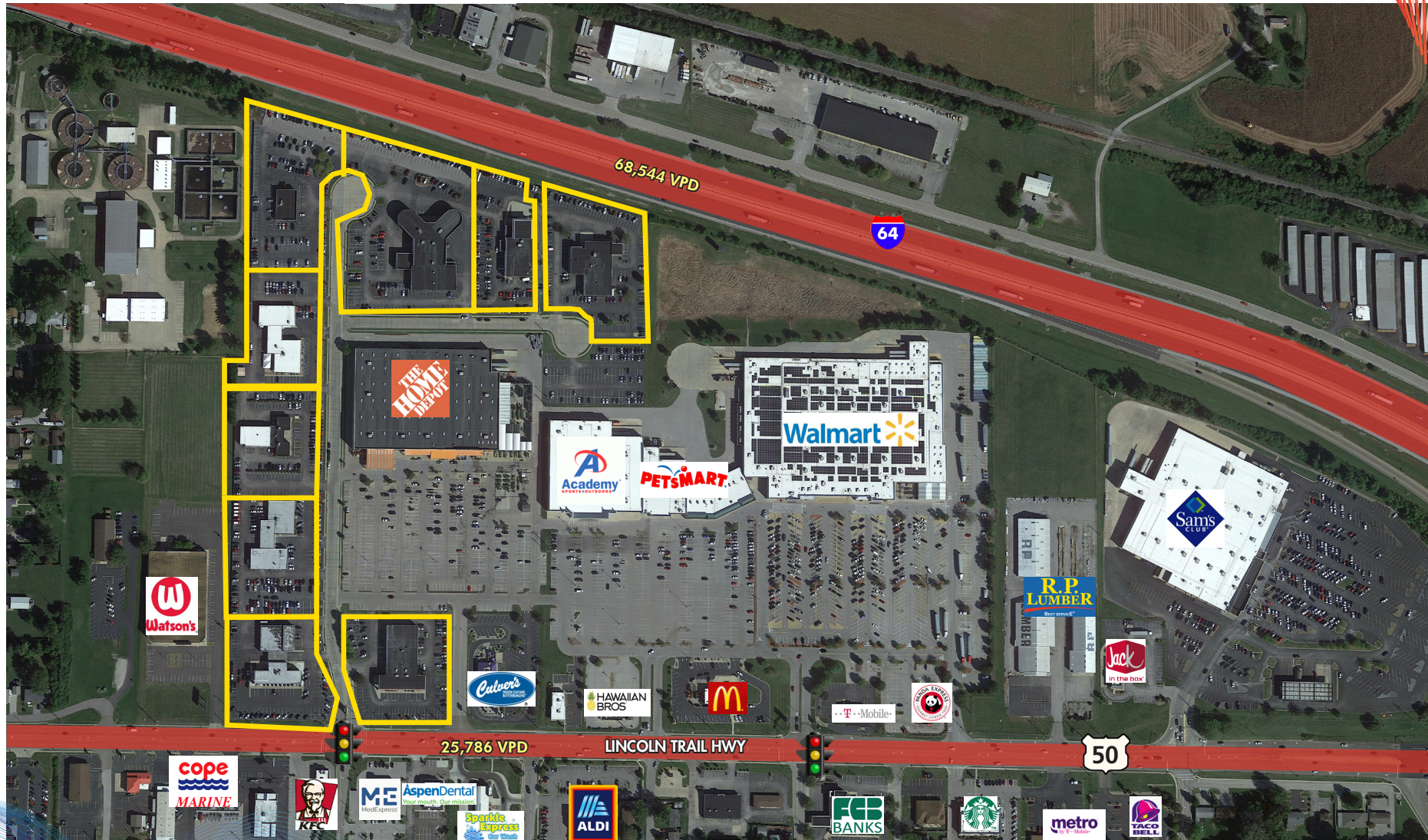


INDIVIDUAL LOTS FOR SALE OR LEASE

PREMIER PROPERTY PORTFOLIO

O'FALLON, IL 62269



MARKET OVERVIEW

+ 9 parcels totaling 19.94 acres available for sale or lease

- **Two premier corner lots (1.94 AC & 1.96 AC) with direct access and visibility on Hwy 50**

- **Four of the lots are strategically placed along Interstate 64 with highway visibility with total acreage of 10.59 AC**

- **Three lots are positioned on Auto Court directly across the street from Home Depot and ideal for big-box redevelopment with total acreage of 5.45 AC**

+ Each parcel features a turn-key auto dealer retail/showroom building

+ The property is situated directly off of Interstate 64 with high visibility from both directions and has signalized access directly off of Lincoln Trail Hwy with total traffic count of 100,000+ VPD

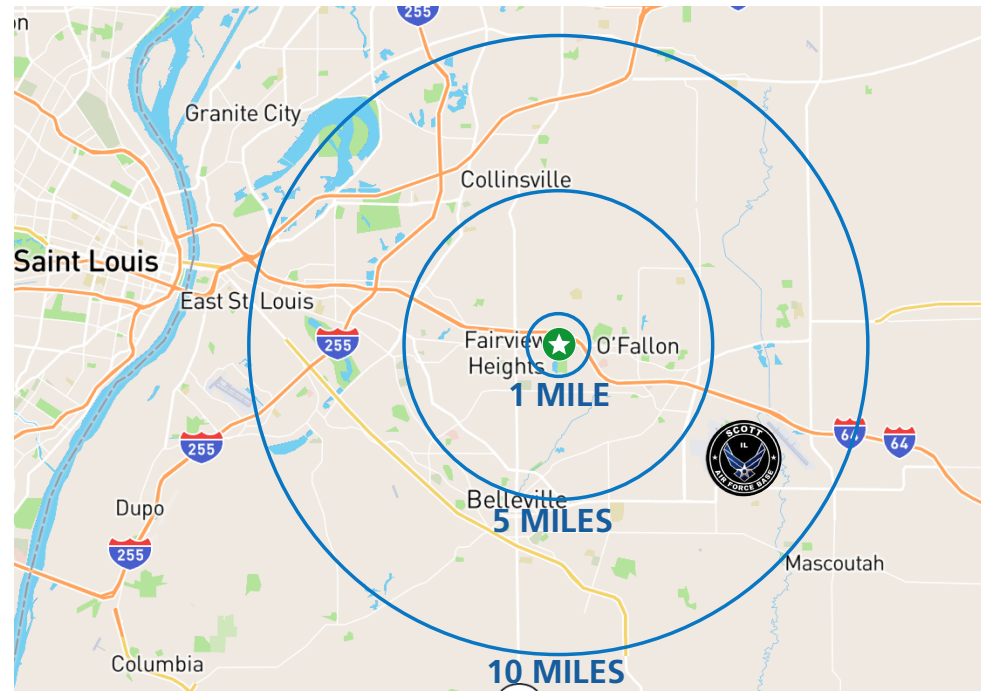
+ Positioned next to a Power Retail Center anchored by Home Depot and Walmart (**\$58.5M in sales**) with high customer traffic.

+ This trade area serves as the retail and service hub for the Metro East portion of the St. Louis MSA with a population approaching 800,000.

+ Located approx. 5 miles from Scott Air Force Base

+ Zoned B2 Commercial

PROPERTIES NOW AVAILABLE




DAYTIME POPULATION

6,938 - 1 mile
53,483 - 3 miles
95,387 - 5 miles


AVG. HOUSEHOLD INCOME

\$83,363 - 1 mile
\$103,169 - 3 miles
\$95,227 - 5 miles


MEDIAN HOUSEHOLD INCOME

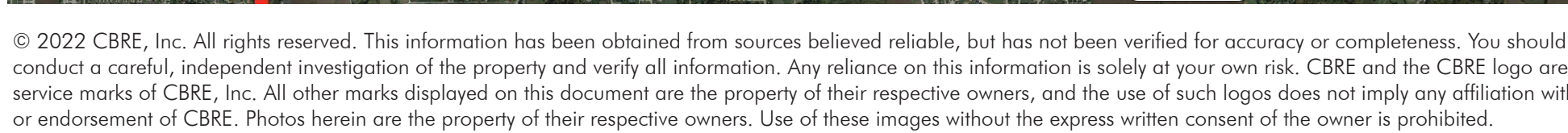
\$65,770 - 1 mile
\$79,205 - 3 miles
\$71,776 - 5 miles


POPULATION

3,346 - 1 mile
50,180 - 3 miles
98,739 - 5 miles


HOUSEHOLDS

1,389 - 1 mile
19,890 - 3 miles
40,054 - 5 miles

An aerial photograph of a suburban neighborhood with winding roads and green spaces. A blue wavy line, representing a model or prediction, is overlaid on the image, showing a path that follows the general shape of the roads and green areas.

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SITE OVERVIEW



PORTFOLIO DETAILS

		Parcel No	Building SF	Lot Acres
1	1690 New Car Dr, O'Fallon, IL 62269	03-26.0-201-009	±17,661 SF	2.44 acres
2	1708 New Car Dr, O'Fallon, IL 62269	03-26.0-109-003	±16,991 SF	1.66 acres
3	176 Auto Ct, O'Fallon, IL 62269	03-26.0-109-001	±31,414 SF	4.11 acres
4	187 Auto Ct, O'Fallon, IL 62269	03-26.0-101-065	±3,104 SF	2.38 acres
5	141 Auto Ct, O'Fallon, IL 62269	03-26.0-101-066	±10,427 SF	1.79 acres
6	129 Auto Ct, O'Fallon, IL 62269	03-26.0-101-067	±8,602 SF	1.83 acres
7	117 Auto Ct, O'Fallon, IL 62269	03-26.0-101-068	±10,427 SF	1.83 acres
8	105 Auto Ct, O'Fallon, IL 62269	03-26.0-101-069	±14,909 SF	1.94 acres
9	106 Auto Ct, O'Fallon, IL 62269	03-26.0-101-100	±16,378 SF	1.96 acres
			±129,913	19.94 acres



WHY O'FALLON, IL?

- + O'Fallon is the epicenter of a 300,000-person market with \$3,000,000,000 in spending power. With an average household income of \$100,000 annually, consumers in this area are easy to attract.
- + Located along Interstate 64 in Southern Illinois, O'Fallon is a key part of the St. Louis Metro East. Home to national retailers and local businesses alike, it's among the fastest-growing cities in the region – and ranked as one of the best places to live by several national publications.
- + Sitting five miles from Scott Air Force Base and 18 miles from downtown St. Louis, O'Fallon, Illinois boasts a solid foundation for continued growth and prosperity. In addition to the military and civilian workers Scott Air Force Base directly employs, it indirectly employs another 25,000 and supports 18,000 retirees.
- + With easy interstate access, a central midwestern location and MidAmerica Airport just outside the city, O'Fallon is ideally situated to attract businesses of all sizes, in any industry.



- + O'Fallon, IL is home to a 200-acre Family Sports Park, Illinois' premier destination for O'Fallon youth sports, as well as adult and championship sports. National and regional baseball and softball tournaments are regular fixtures at this complex.
- + With a strong employment base anchored by the defense, healthcare, finance and retail industries, O'Fallon is an attractive market for a broad range of businesses.

CONTACT BROKER FOR PRICING

PAUL FUSZ

First Vice President
+1 314 655 6046
paul.fusz@cbre.com

NICK GARAVAGLIA

Vice President
+1 314 655 5827
nick.garavaglia@cbre.com

JOSH ROEDEMEIER

First Vice President
+1 314 655 5942
josh.roedemeier@cbre.com

CHARLIE FARON

Associate
+1 314 655 5922
charlie.faron@cbre.com