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Nine Auto Mall Properties on 19.94 Acres available for sale or lease

St. Clair Auto Mall | O'Fallon, IL



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Portfolio summary



Address	Parcel no	Building SF	Lot SF	Lot acres	Sale price
1 1690 New Car Dr, O'Fallon, IL 62269	03-26.0-201-009	±17,661 SF	106,286 SF	2.44 acres	\$2,200,000
2 1708 New Car Dr, O'Fallon, IL 62269	03-26.0-109-003	±16,991 SF	72,310 SF	1.66 acres	\$2,350,000
3 176 Auto Ct, O'Fallon, IL 62269	03-26.0-109-001	±31,414 SF	179,032 SF	4.11 acres	\$3,720,000
4 187 Auto Ct, O'Fallon, IL 62269	03-26.0-101-065	±3,104 SF	103,673 SF	2.38 acres	\$1,440,000
5 141 Auto Ct, O'Fallon, IL 62269	03-26.0-101-066	±10,427 SF	77,972 SF	1.79 acres	\$1,200,000
6 129 Auto Ct, O'Fallon, IL 62269	03-26.0-101-067	±8,602 SF	79,715 SF	1.83 acres	\$990,000
7 117 Auto Ct, O'Fallon, IL 62269	03-26.0-101-068	±10,427 SF	79,715 SF	1.83 acres	\$1,200,000
8 105 Auto Ct, O'Fallon, IL 62269	03-26.0-101-069	±14,909 SF	84,506 SF	1.94 acres	\$2,100,000
9 106 Auto Ct, O'Fallon, IL 62269	03-26.0-101-100	±16,376 SF	85,378 SF	1.96 acres	\$2,210,000
		±129,911	868,586 SF	19.94 acres	

The St. Clair Auto Mall (the “Portfolio”) is comprised of 9 parcels totaling 19.94 acres. Each parcel features an auto dealer retail/showroom building.

All properties are vacant, creating an excellent owner/user opportunity.

The Portfolio is adjacent to Lincoln Crossing, a 500,000 SF power retail center with tenants The Home Depot, Walmart, PetsMart, Sam’s Club, and Academy Sports.

On the north side, the Portfolio has excellent visibility from I-64 with over 1,000’ of frontage. From the south, the Portfolio fronts W Highway 50. There is signalized access to the Portfolio from W Highway 50.

The Portfolio is located along a major retail corridor in the City of O’Fallon, Illinois. There are numerous local, regional, and national retailers. In addition, the area features an attractive demographic profile with an average household income of \$81,892 within a one-mile radius.

The Portfolio offers an opportunity for either an auto dealer or other retailer requiring a strong foothold in the Southern Illinois retail market.

All parcels are zoned either B-1, Community Business District or B-2, General Business District which allows for varied retail, restaurant, entertainment, or recreational use.

The St. Clair Auto Mall is being offered for sale or for lease, either in its entirety of 19.94 acres or by individual parcel.

Investment highlights

High-Traffic Accessible Location

- Shared signalized intersection with Lincoln Crossing from W Highway 50 with 25,786 vehicles per day
- 0.7 mile to I-64 with 68,544 vehicles per day

Excellent Demographics

- Population of 101,584 within a five-mile radius
- Average household income of \$81,892 in a one-mile radius
- Expected population growth of 0.6% through 2025

Strategic Location

- O'Fallon is located in Southern Illinois, an eastern suburb of St. Louis, MO known for its growing population
- Nearby retailers include The Home Depot, Walmart, Sam's Club, and Aldi

Strong Retail Trade Area

- Over six million square feet of retail space within two miles of the Portfolio
- 1.2 miles from St. Clair Square, Southern Illinois' largest super regional mall at over one million square feet

Highly visible location



25k VPD
on W HWY 50

68k VPD
on I-64

Strong population



101,584 residents
within a 5-mile radius

High-traffic adjacent tenants



Neighboring retailers include
The Home Depot and Walmart

Heavy retail corridor



6M+ SF
of retail within 2 miles



Property overview:

1. 1690 New Car Dr



Address
1690 New Car Dr
O'Fallon, IL 62269



Year built
2004



Building size
±17,661 SF



Land area
2.44 acres



Building details
**Retail/office/showroom/service center
building with visibility from I-64**



Sale price
\$2,200,000



Property overview:

2. 1708 New Car Dr



Address
1708 New Car Dr
O'Fallon, IL 62269



Year built
2000



Building size
±16,991 SF



Land area
1.66 acres



Building details
**Retail/office/showroom/service center
building with visibility from I-64**



Sale price
\$2,350,000



Property overview:

3. 176 Auto Ct



Address
176 Auto Ct
O'Fallon, IL 62269



Year built
1997



Building size
±31,414 SF



Land area
4.11 acres



Building details
**Retail/office/showroom/service center
building with visibility from I-64**

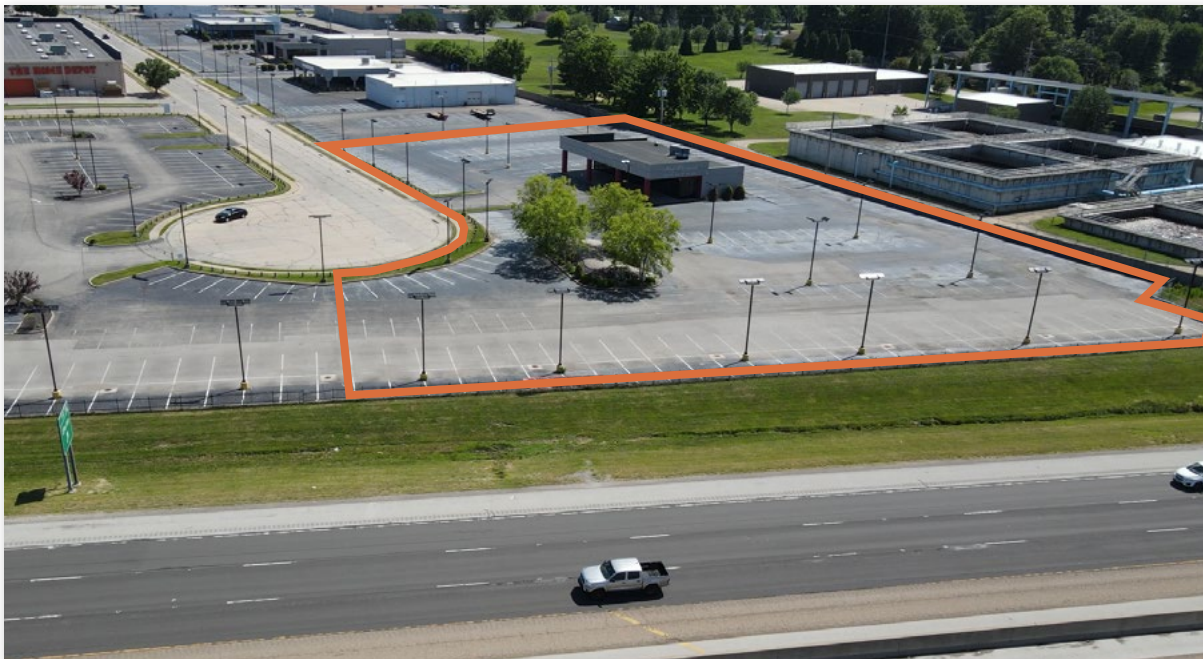


Sale price
\$3,720,000



Property overview:

4. 187 Auto Ct



Address
187 Auto Ct
O'Fallon, IL 62269



Year built
1996



Building size
±3,104 SF



Land area
2.38 acres



Building details
**Retail/office/showroom building with
visibility from I-64**



Sale price
\$1,440,000



Property overview:

5. 141 Auto Ct



Address
141 Auto Ct
O'Fallon, IL 62269



Year built
1989



Building size
±10,427 SF



Land area
1.79 acres



Building details
**Retail/office/showroom/
service center building**



Sale price
\$1,200,000



Property overview:

6. 129 Auto Ct



Address
129 Auto Ct
O'Fallon, IL 62269



Year built
1989



Building size
±8,602 SF



Land area
1.83 acres



Building details
**Retail/office/showroom/
service center building**



Sale price
\$990,000



Property overview:

7. 117 Auto Ct



Address
117 Auto Ct
O'Fallon, IL 62269



Year built
1989



Building size
±10,427 SF



Land area
1.83 acres



Building details
**Retail/office/showroom/
service center building**



Sale price
\$1,200,000



Property overview:

8. 105 Auto Ct



Address
105 Auto Ct
O'Fallon, IL 62269



Year built
1989



Building size
±14,909 SF



Land area
1.94 acres



Building details

**Retail/office/showroom/service center
building with visibility from W Highway 50**



Sale price
\$2,100,000



Property overview:

9. 106 Auto Ct



Address
106 Auto Ct
O'Fallon, IL 62269



Year built
2003



Building size
±16,376 SF



Land area
1.96 acres



Building details

**Retail/office/showroom/service center
building with visibility from W Highway 50**



Sale price
\$2,210,000



Trade area map



O'Fallon, Illinois



Total population
29,635



Population growth
1.0%



Median age
37.9



Commercial Property
Under Construction
143,000 SF



Number of businesses
2,500+



Average number of
new homes built yearly
160+

O'Fallon is the fastest-growing community in Southern Illinois, and one of the fastest growing cities in the Greater St. Louis region, with a population over 29,000, and ranked as one of the best places to live by several national publications.

The driver of development along the Green Mount Road corridor north of I-64 is the major new healthcare facility, St. Elizabeth's Medical Center, opened in November 2017, on the large tract of land identified as "Green Mount Medical Campus", bounded by Green Mount on the east, Regency Park on the south, Regency Park/I-64 on the west and Highway 50 on the north.

The City recently completed reconstruction of Green Mount Road from I-64 north, as the main entrance to the City, with center boulevard and two lanes each direction. The intersection of Green Mount & Regency Park is considered the "front door" to the city and medical campus.

O'Fallon is in proximity to Scott Air Force Base, the headquarters of US Transportation Command (for all military services), with 13,000 employees, and provides significant economic impetus from military and civilian personnel, defense contractors, and military retirees.



Nearby Major Employers