

For Lease

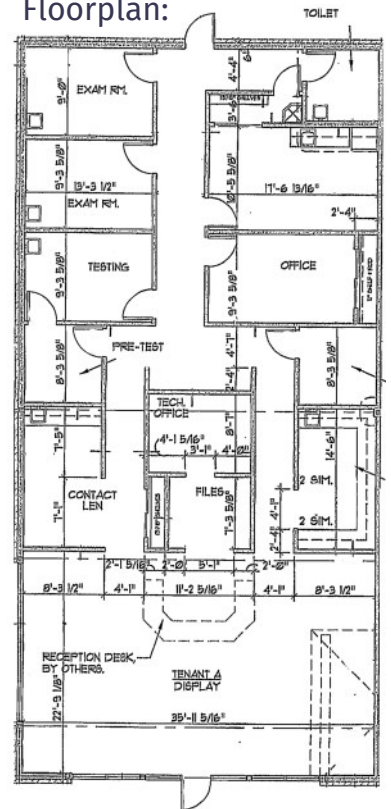
Retail Center

3821 Veterans Memorial Pkwy.
O'Fallon, MO 63376



- Freestanding 7,125 SF Retail Center on .92 acre Site
- 2,775 SF Space Available, Former Regional Eyecare Space
- Located at the corner of Veterans Memorial Parkway and Mexico Road
- Two access points with curb-cuts on Veterans Memorial Parkway and Mexico Road
- High-visibility Location, Visibility from I-70 with 112,753+ VPD
- Population:
 - ◆ 1 mile of location: 8,661 (2024), 9,202 (projected 2029)
 - ◆ 2 miles of location: 34,891 (2024), 36,918 (projected 2029)
 - ◆ 5 miles of location: 168,418 (2024), 178,274 (projected 2029)
- **Lease Price:** \$20.00 PSF, NNN

Floorplan:



Danny Wapelhorst

Vice President

Phone: (636) 970-0330

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Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Mexico Rd	Old Muegge Rd E	16,842	2022	0.06 mi
Mexico Road	Old Muegge Rd E	5,715	2019	0.06 mi
14827	Old Muegge Rd E	15,367	2015	0.06 mi
10321	Point West Blvd SE	7,684	2015	0.12 mi
W Clay St	Point West Blvd SE	6,841	2022	0.12 mi
I- 70	Cave Springs Rd NW	112,753	2022	0.13 mi
13708	Cave Springs Rd NW	111,584	2015	0.13 mi
14832	Mexico Rd E	10,285	2015	0.17 mi
Veterans Memorial Pk...	Mexico Rd E	11,339	2022	0.17 mi

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