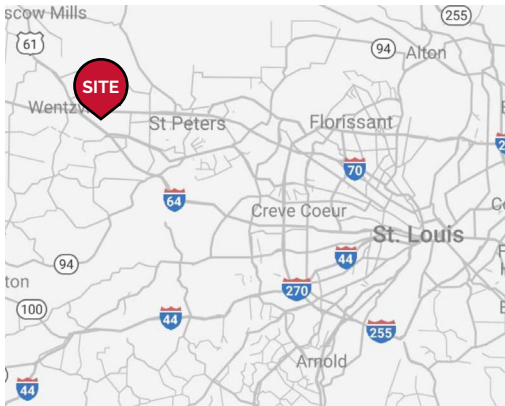




2020 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

8,968 | 66,565 | 143,773



Employees

2,672 | 22,369 | 45,156



Median Household Income

\$71,939 | \$93,250 | \$97,182

LAND FOR SALE

Bryan Crossings | I-70 & Bryan Road | O'Fallon, Missouri 63366

3.34 - 21.07 AC | \$6.00 - \$14.00/SF

PROPERTY DETAILS

Excellent visibility from I-70 & Bryan Road

Interstate frontage

Easily accessible via Bryan Road & Veterans Memorial Parkway

Adjacent to McBride's Thornbury Crossing

High-growth area convenient to all of St. Charles County

I-70: 105,864 VPD | Bryan Road: 23,119 VPD

Ryan Geringer

314.785.7642

rgeringer@paceproperties.com

Evan Barnett

314.785.7678

ebarnett@paceproperties.com

Rick Randall

314.785.7641

rrandall@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

O'Fallon, Missouri

is located only minutes west of St. Louis County, and the City of O'Fallon encompasses nearly 30 square miles with ideal access to I-70 in the north and I-64 in the south. Established in 1856, O'Fallon is the seventh largest city in Missouri and largest in St. Charles County, and has a growing population of approximately 89,000 residents. While rich in history, the city today offers the latest in housing, business, retail, & leisure.

