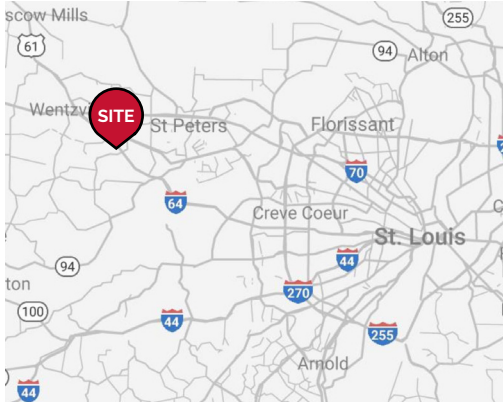


New Development!



2020 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

3,161 | 49,890 | 116,805



Employees

2,187 | 12,132 | 36,128



Median Household Income

\$103,661 | \$111,631 | \$101,296

FOR SALE OR LEASE

The Streets of Caledonia | Highway DD & I-64 | O'Fallon, Missouri 63368

0.96 - 51.93 AC | Call for Details

PROPERTY DETAILS

New construction mixed-use development

Ground lease, sale, or build-to-suit available

Easy access from I-64

Adjacent to ~650 single-family residences under construction

Adjacent to Mastercard, one of the largest employers
in the St. Louis MSA

I-64 - 59,081 vPD

Evan Barnett

314.785.7678

ebarnett@paceproperties.com

Patrick Willett

314.785.7631

pwillett@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.



- Lowe's
- Walmart Supercenter
- T.J. Maxx
- Petland
- Goodwill
- Sally Beauty
- Dollar Tree
- Orangetheory Fitness
- Panera Bread
- Starbucks
- Panda Express
- Jimmy John's
- Clarkson Eyecare
- Subway

- Target
- Schnucks
- JCPenney
- Petco
- FirstBank
- CVS pharmacy
- QDOBA
- Starbucks

THE STREETS OF CALEDONIA
RETAIL/OFFICE
DEVELOPMENT

FUTURE RESIDENTIAL
DEVELOPMENT
UP TO 650 HOMES

SHOPPES AT HAWK RIDGE

Dierbergs
COMING SOON

QT
OUTRIP

LIBERTY
HIGH SCHOOL

DISCOVERY
RIDGE
ELEMENTARY

FRONTIER
MIDDLE
SCHOOL

PRAIRIE VIEW
ELEMENTARY

YOUTH
ACTIVITY
PARK

CROSSROADS
ELEMENTARY

Walgreens
Sugarfly

UMB

WINGHAVEN
COUNTRY
CLUB

Hilton
Garden Inn

BMO Harris Bank

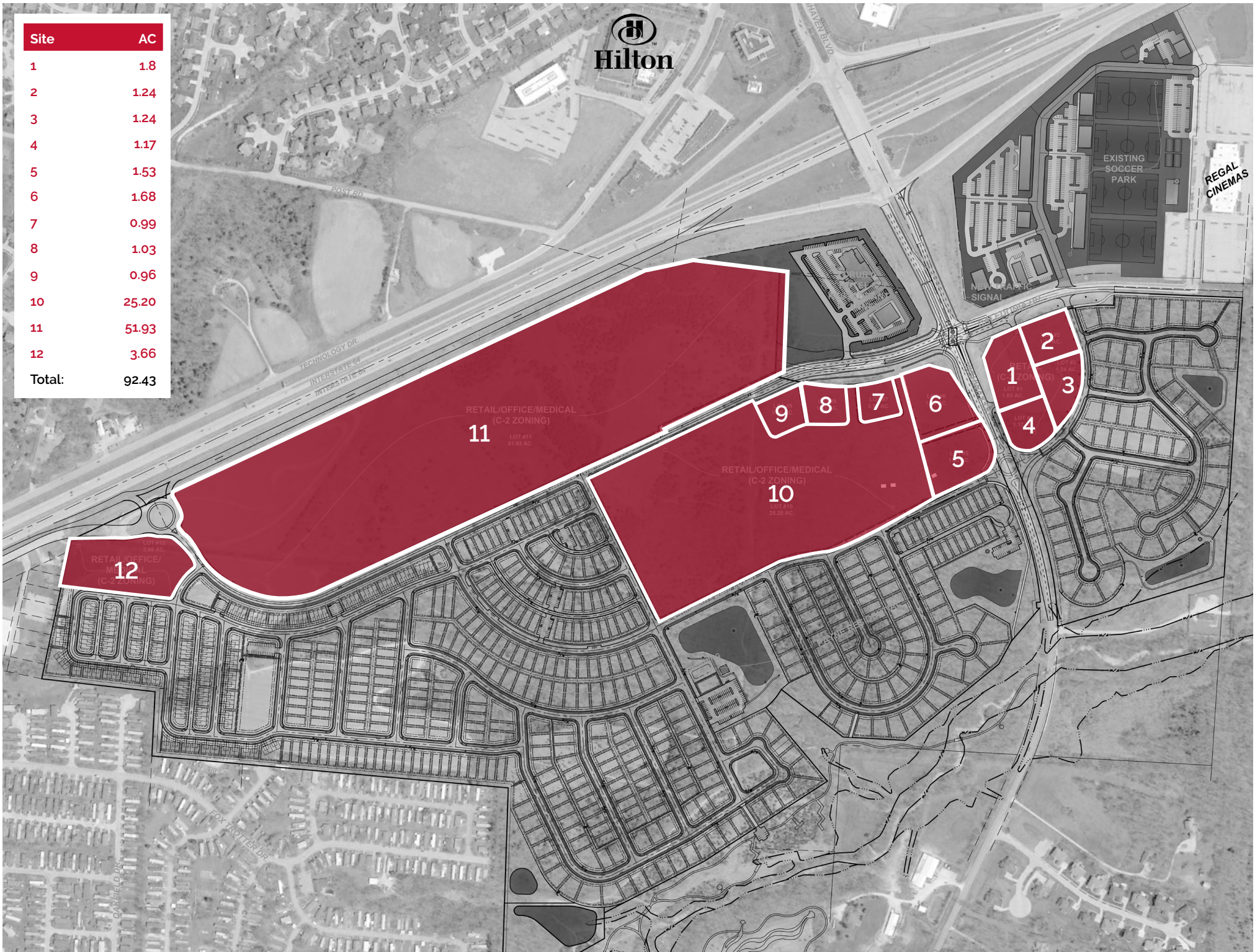
18,091 VPD

MISSOURI RUSH
SPORTS PARK

MASTERCARD
2,400 EMPLOYEES

REGAL

OUTBACK
STEAKHOUSE
M
Massage E



Site	AC
1	1.8
2	1.24
3	1.24
4	1.17
5	1.53
6	1.68
7	0.99
8	1.03
9	0.96
10	25.20
11	51.93
12	3.66
Total:	92.43