

# Cornerstone Commercial Realty, Inc.

FOR SALE | 3,222 +/- SF Freestanding Building on Highway K  
Strategically located commercial building in the heart of O'Fallon  
2738 Highway K, O'Fallon, MO 63368



8000 Maryland Avenue, Suite 1120  
St. Louis, MO 63105  
[www.ccr-stl.com](http://www.ccr-stl.com)

*Please contact:*  
**Jason Morgan**  
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The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

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## PROPERTY DETAILS:

- Prominent Freestanding Commercial Building with Building Sign and Large Monument Sign
- 3,222 +/- SF Commercial Building with 5.9 Parks per 1,000 SF
- Building can accommodate a variety of uses including medical, office, animal related services or retail (Building Former Vet Practice)
- Full access curb cut on Highway K shared with the O'Fallon Library (O'Fallon Library under going full renovation re-opening in 2025)
- Unobstructed Visibility on Highway K
- Almost 40,000 Vehicles per Day
- Building is located in the heart of the commercial trade area servicing the city O'Fallon which continues to experience significant residential growth
- Area businesses include: Mercy Urgent Care, Dierberg's, Schnucks, Target, Kohls, PetsMart, Michaels, Chik Fil A, Buffalo Wild Wings, The Shack, Starbucks, and so many more are located in this trade area
- For Sale: \$1,050,000



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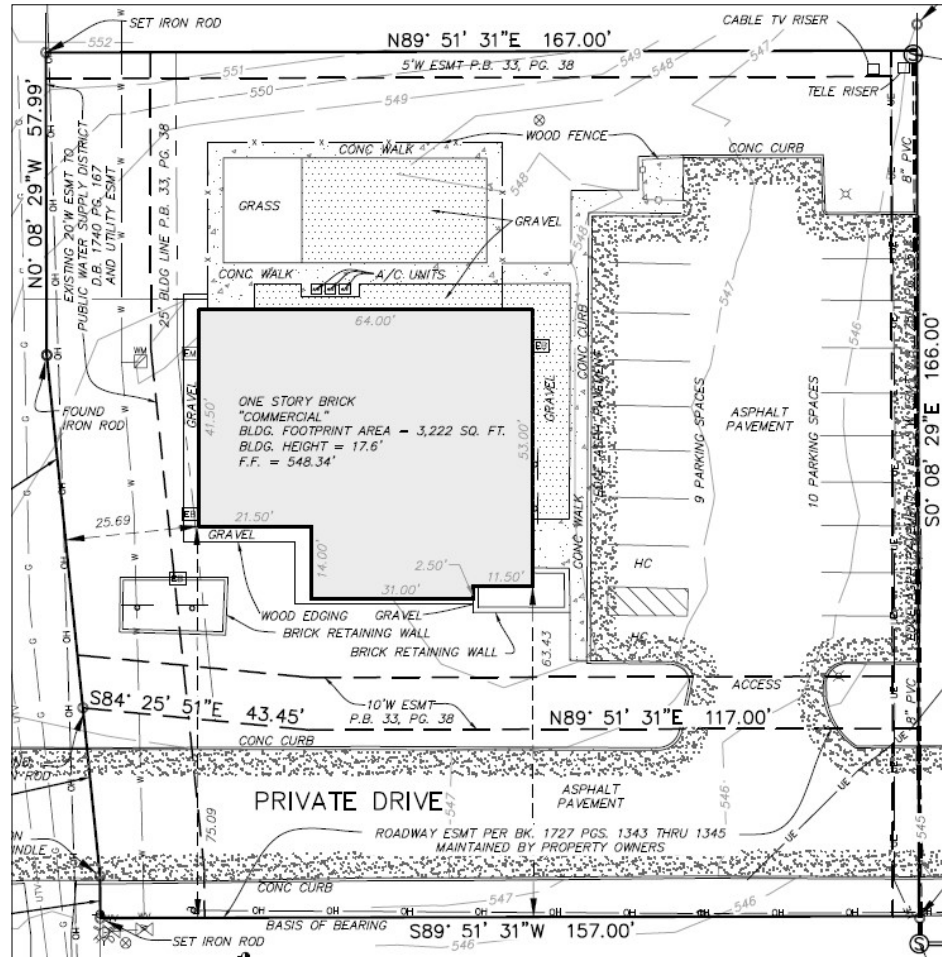
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## Aerial Site Plan



## Survey



## Demographics

DEMOGRAPHICS	1 Mile	2 Mile	3 Mile
Estimated Population	12,536	42,667	87,613
Estimated Households	4,257	14,911	31,549
Average HH Income	\$128,554	\$128,394	\$127,017



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