



SUBJECT PROPERTY
9300 MEXICO RD
O'FALLON, MO

DARDENNE TOWN SQUARE
TARGET
JCPenney
redbox.
petco
MARCUS THEATRES
T
Schnucks
QDOBA MEXICAN EATS

HILLMAN FARM PLAZA
CROOKED FEATHERS
ASIAN CAFE
Muslingo's Drive Thru Coffee
CVS
QuikTrip

9315 Mexico Rd
 O'Fallon, MO 63366

ALDI **Schnucks**
McDonald's **KFC**
Firestone **COMPLETE AUTO CARE**
Reddy's AUTO PARTS **SCOOTER'S COFFEE** **Jack**
Rally's **BURGER KING** **TACO BELL**
BR baskin robbins **WAFFLE HOUSE**
Ryan Baldridge
 Lic. RE Broker
 (314) 504-4083
 ryanbaldridge@me.com
O'FALLON

McDonald's **JJ**
Denny's
SUBWAY

Ford
TLG
ROCKIN' JUMP
CROSSFIT OF LLON
3-D VISION **FROST**

Super 8
 BY WYNDHAM

Wendy's
CIRCLE K
STUDIO 65 FITNESS
NATUREMED

Little Caesars **DQ**
Goodcents **Jack**
STARBUCKS **In the box**

O'FALLON SQUARE
at home
 The Home Décor Superstore
USbank **Panther's**

O'FALLON POINT
Walmart **SALLY.** **FIVE GUYS**
Office DEPOT **SHOE CARNIVAL** **Advanced Auto Parts**
OfficeMax **redbox.** **WINGS-STOP** **Applebee's**

Walgreens
Falls Golf Club
WEST HIGH SCHOOL

Walgreens
Red Robin

MEXICO RD
LESLIE'S **IHOPE**
U-HAUL **CHIPOTLE MEXICAN GRILL**
STARBUCKS

THE HOME DEPOT
HOBBY LOBBY **LA 2 BOY** **DOLLAR TREE**

FAS **Jersey Mike's**
Little Caesars **SCOOTER'S COFFEE**
Freddy's

O'FALLON WALK
Total Wine & MORE **KAY JEWELERS**
five BELOW **FRESH THYME MARKET**
ASHLEY **GO CYCLER BAR**
ROSS DRESS FOR LESS **MATTRESS FIRM** **GameStop**

Firestone **COMPLETE AUTO CARE** **ups** **McDonald's**
Schnucks **Party City** **CVS**
CLUB FITNESS **Walgreens**

TARGET **AT&T**
KOHL'S **Michael's** **Chick-fil&**
PET SMART **GameStop** **BUFFALO**

Mexico Rd & Bryan Rd

3.69 ACRES - WILL DIVIDE

THE SPACE

| | |
|---------------|-------------------------------------|
| Location | 9315 Mexico Rd, O'Fallon, MO, 63366 |
| COUNTY | St. Charles |
| Cross Street | Bryan Road |
| Traffic Count | +/-37,000 AADT |

HIGHLIGHTS

- Available for Sale or Ground Lease
- Across Mexico Road from Fort Zumwalt West High School
- Over 600' Mexico Road Frontage
- Multiple access points, including access from Bryan Road



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 11,399 | 78,566 | 160,396 |

AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$123,619 | \$130,994 | \$131,568 |

NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 4,075 | 29,409 | 59,149 |

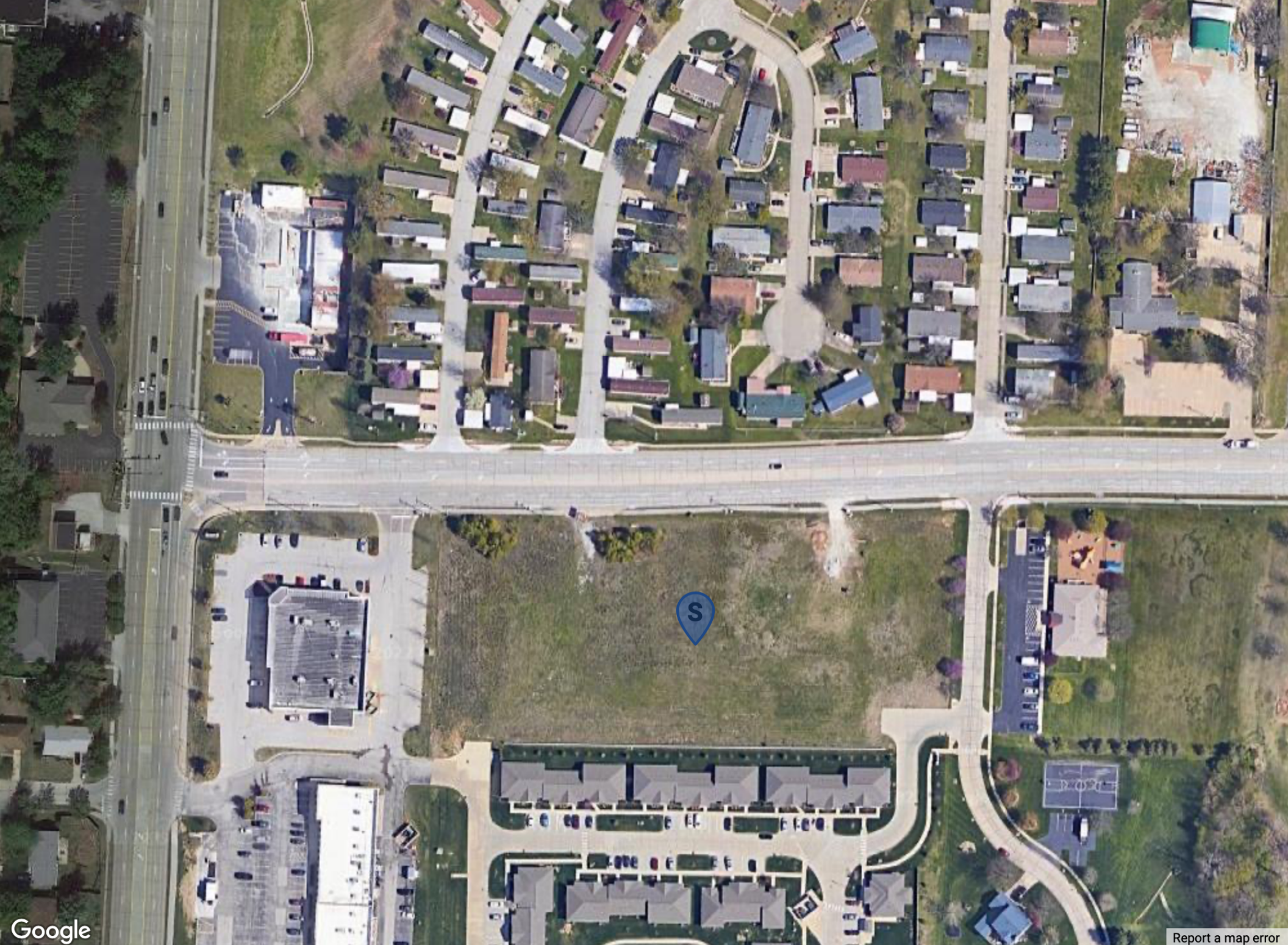
PROPERTY FEATURES

| | |
|---------------------|-------------|
| LAND ACRES | 3.69 |
| PROPERTY TYPE | Vacant Land |
| SUBTYPE | Commercial |
| ZONING TYPE | C-2 |
| NUMBER OF INGRESSES | 3+ |
| NUMBER OF EGRESSES | 3+ |

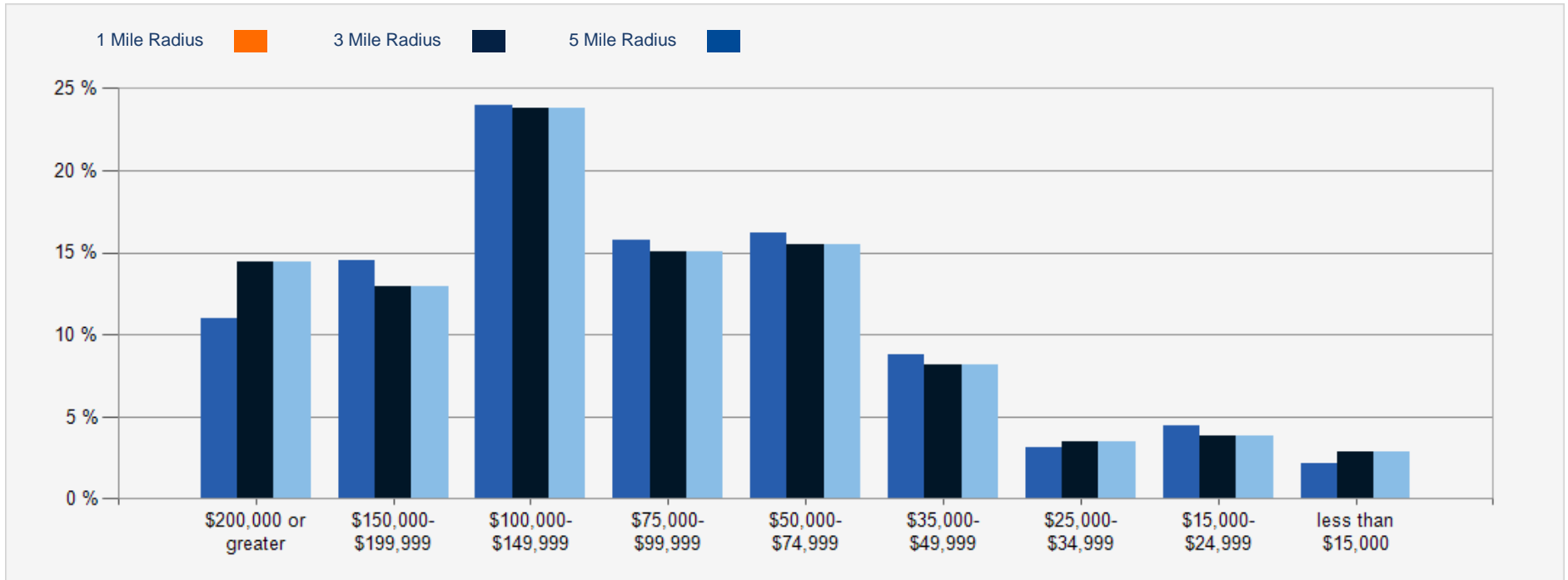
NEIGHBORING PROPERTIES

| | |
|-------|------------------------------|
| NORTH | QuikTrip, Starbucks, Wendy's |
| WEST | Walgreens |

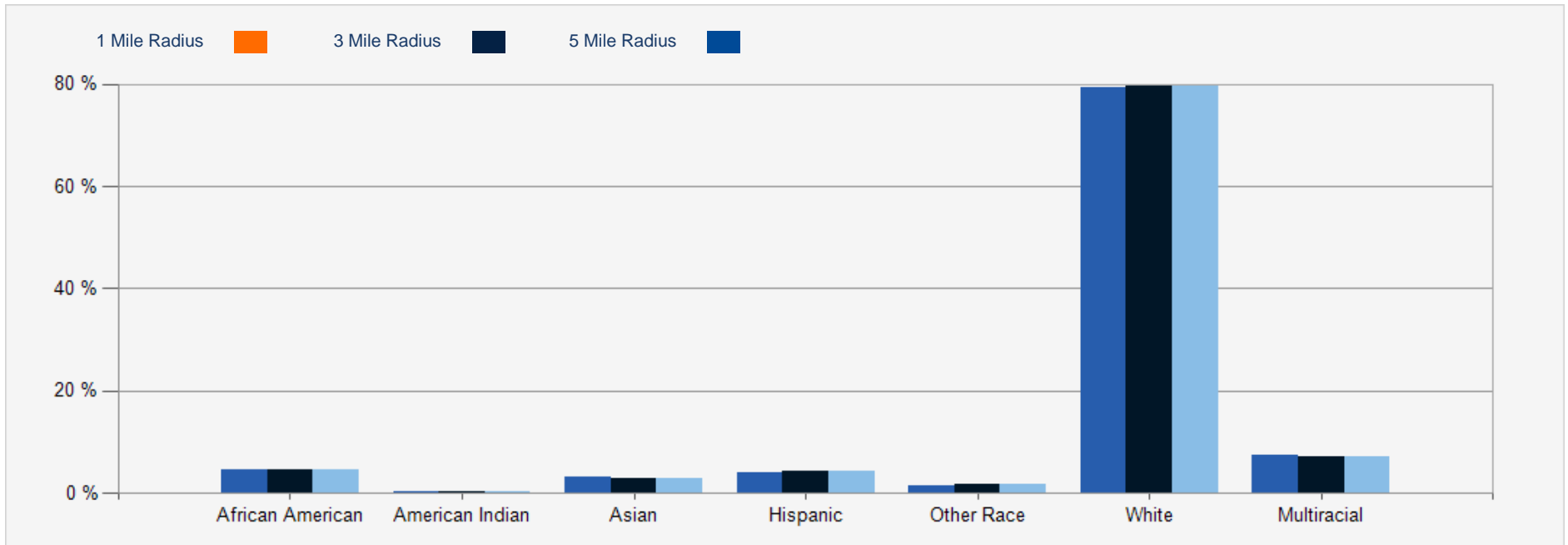




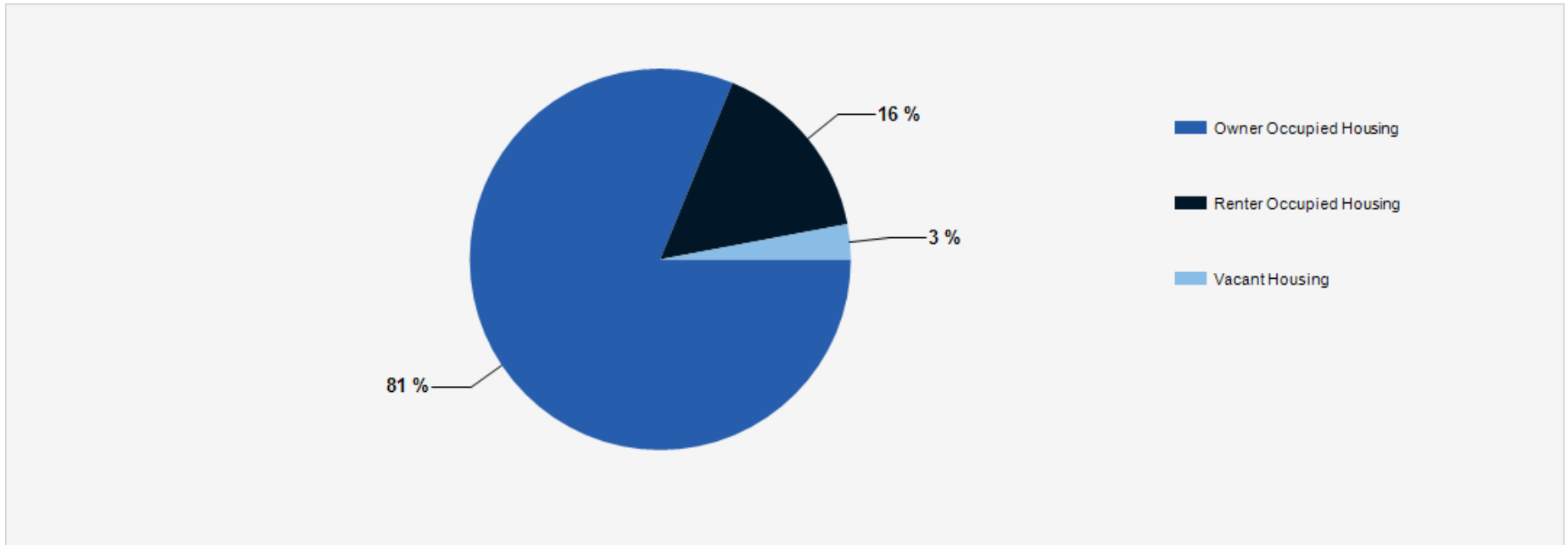
2022 Household Income



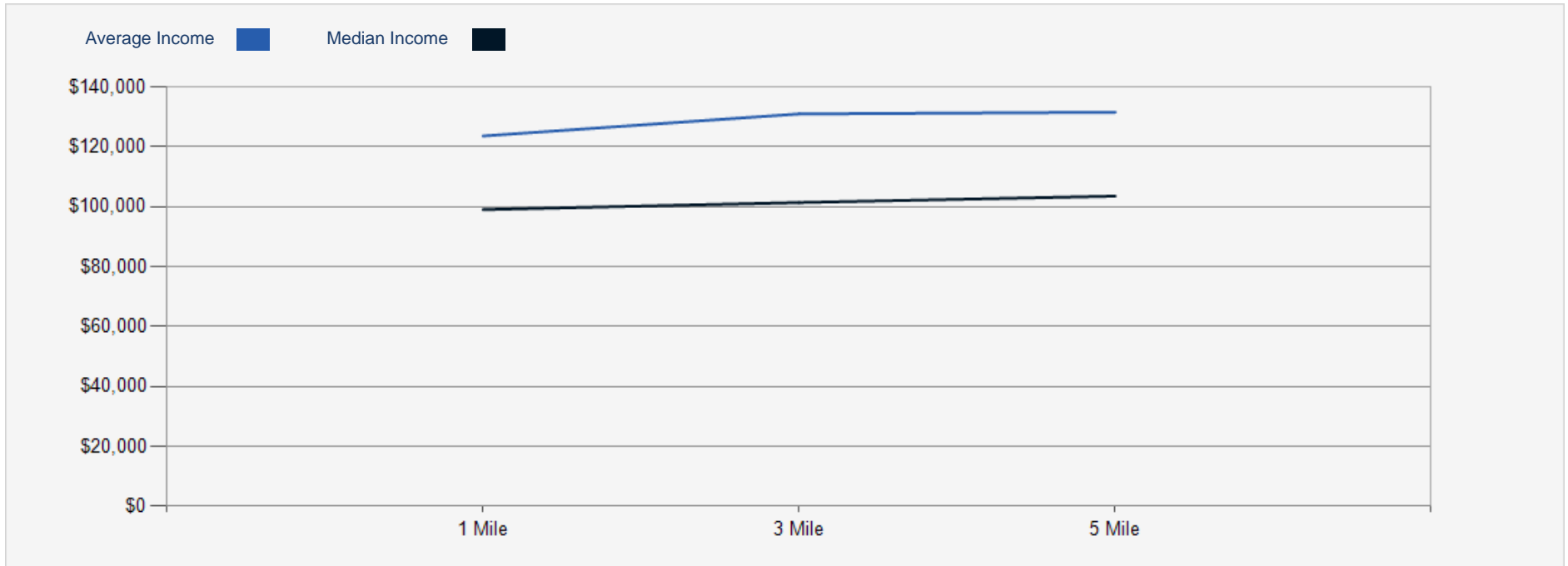
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Mexico Rd & Bryan Rd

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The information contained herein is not a substitute for a thorough due diligence investigation. Baldrige Properties, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:

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