

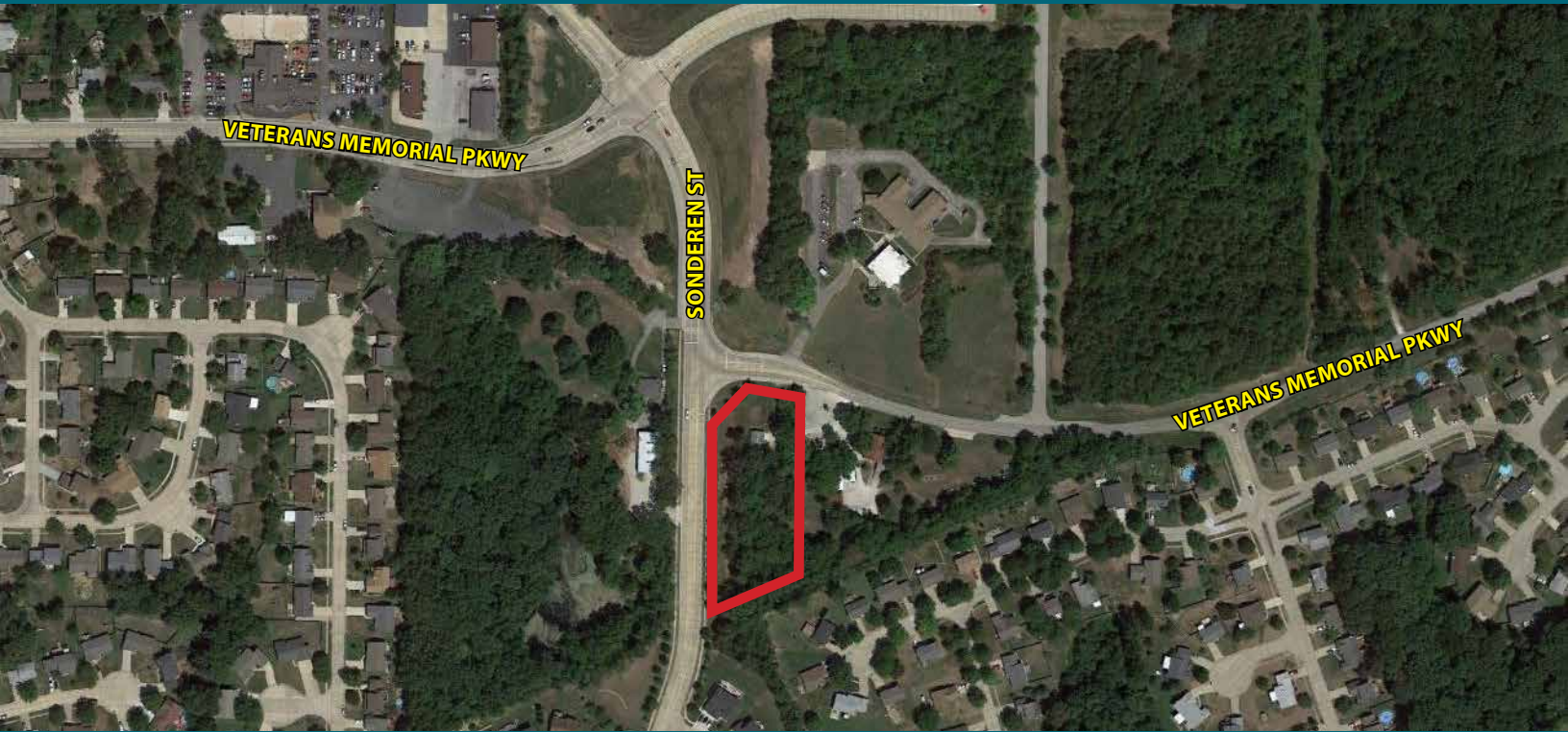
# FOR SALE

## 1.2 ACRES

8400 VETERANS MEMORIAL PKWY | O'FALLON, MO 63376



McKELVEY PROPERTIES  
building relationships . creating wealth



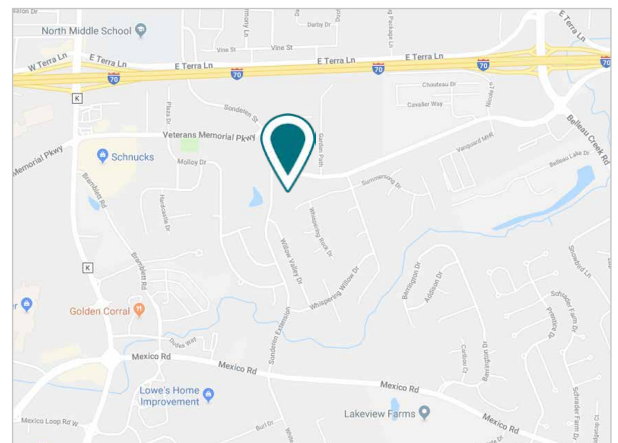
### FEATURES

- › 1.2 acres for sale
- › Corner lot
- › Zoning: C3
- › Ideal for daycare, office, church, institutional or retail use
- › Easy access to I-70, Highway K, Mexico Rd & TR Hughes Blvd
- › New interchange at Sonderen St and I-70 & new outer road to start construction in 2018
- › Nearby retailers include: Slumberland Furniture, Schnucks, Aldi and At Home

**SALE PRICE: \$5.00/SF**

#### Contact

PATRICIA MCKELVEY  
636.448.1294  
pmckelvey@mckelveyproperties.com



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,887	79,653	149,334
HOUSEHOLDS	2,866	28,700	53,795
MEDIAN HH INCOME	\$61,403	\$74,997	\$77,740
AVG HOME VALUE	\$191,004	\$216,991	\$232,716



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### AERIAL MAP



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