3446 Pheasant Meadow Dr,
O'Fallon, MO 63368

FREESTANDING RESTAURANT OPPORTUNITY | 4,688 SF



FOR SALE: $1,350,000

PROPERTY HIGHLIGHTS

- **$1,350,000 | 4,688 SF | 1.02 acres**
- **Full-service restaurant buildout**
- **Commercial kitchen with 26' hood**
- **Walk-in cooler and freezer**
- **18' bar and outdoor patio**
- **Office and storage areas**
- **51 parking spaces**
- **FF&E negotiable separately**

SPACE DESCRIPTION

Freestanding restaurant property strategically located near MO-364 in O'Fallon. Surrounded by established residential communities and positioned for continued restaurant use or a new concept. FF&E negotiable separately; Bandana's business, name and franchise rights excluded.

CARDINAL REALTY GROUP
Your Commercial Real Estate Home Team

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LOCATION BENEFITS:

Strategically located near MO-364 and Highway K, with convenient access to I-64/US-40. Surrounded by established residential neighborhoods, retail businesses, schools and community amenities, including the O'Fallon Missouri YMCA and Progress West Hospital.

DIRECTIONS:

From I-64/US-40, take Exit 9 to Highway K north. Continue approximately 2.3 miles and turn right onto Pheasant Meadow Dr. The property is located near Pheasant Point Elementary and the O'Fallon Missouri YMCA.

LOCATION AT A GLANCE

MO-364	I-64 / US-40	51 SPACES	1.02 ACRES
IMMEDIATE HIGHWAY ACCESS	REGIONAL CONNECTIVITY	ON-SITE PARKING	COMMERCIAL SITE

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PHOTOS













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PHOTOS

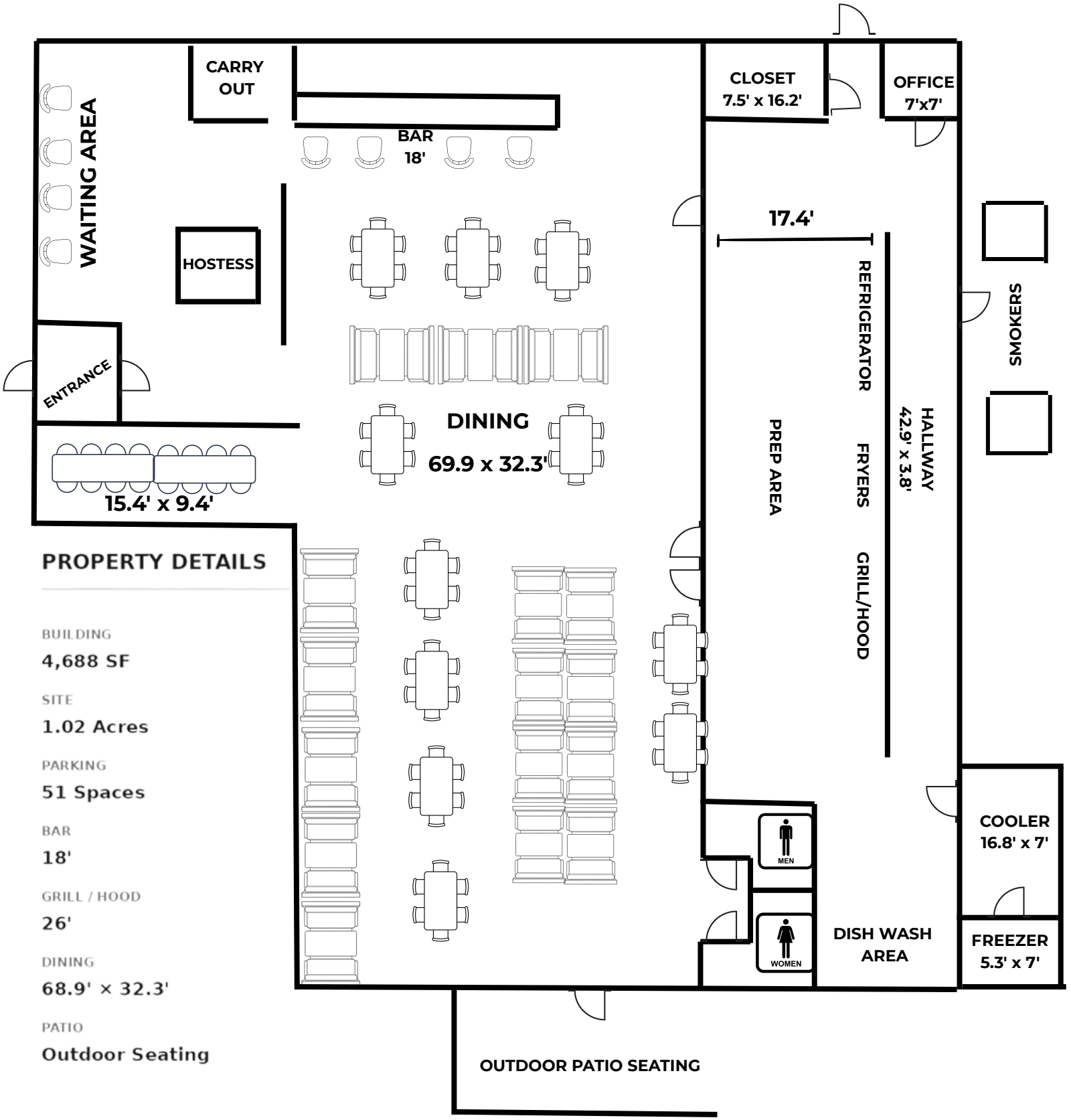







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FLOOR PLAN



PROPERTY DETAILS

BUILDING
4,688 SF

SITE
1.02 Acres

PARKING
51 Spaces

BAR
18'

GRILL / HOOD
26'

DINING
68.9' × 32.3'

PATIO
Outdoor Seating

68.9' × 32.3'	42.9' × 3.8'	16.8' × 7'	5.3' × 7'
DINING AREA	HALLWAY	COOLER	FREEZER

Approximate floor plan based on field measurements and property information. For marketing purposes only; not an architectural or construction drawing. All dimensions and conditions should be independently verified.

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VIDEO WALKTHROUGH



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