



SCAN HERE!



EDDIE CHERRY

Phone: 314.647.6611 ext. 113

Eddie@ManorRealEstate.com

720-724 HIGHWAY 50
O'FALLON, IL 62269
3.37 ACRES | CONTACT BROKER FOR PRICING

PROPERTY INFORMATION



- **PRIME DEVELOPMENT OPPORTUNITY FOR RETAIL, RESTAURANT, C-STORE, OR MEDICAL USE**
- **CURRENTLY ZONED RESIDENTIAL**
- **PROPERTIES SEPARATELY OWNED**
- **LAST UNDEVELOPED CORNER AT THE SIGNALIZED INTERSECTION**
- **724 WEST HIGHWAY 50 IS LISTED BY ADAM'S REALTY & AUCTIONS**
- **OVER 410' OF FRONTAGE TO US HIGHWAY 50**
- **ROUGHLY 30,000 V.P.D.**
- **LESS THAN ¼ MILE FROM ST. ELIZABETH'S HOSPITAL (COMPLETED 2017)**
- **LOCATED IN A LARGE BUSINESS AREA**
- **CONVENIENT ACCESS TO I-64**

DEMOGRAPHICS

**1
MILE**

**3
MILES**

**5
MILES**

POPULATION



6,668

47,288

89,799

HOUSEHOLDS



2,958

18,959

36,110

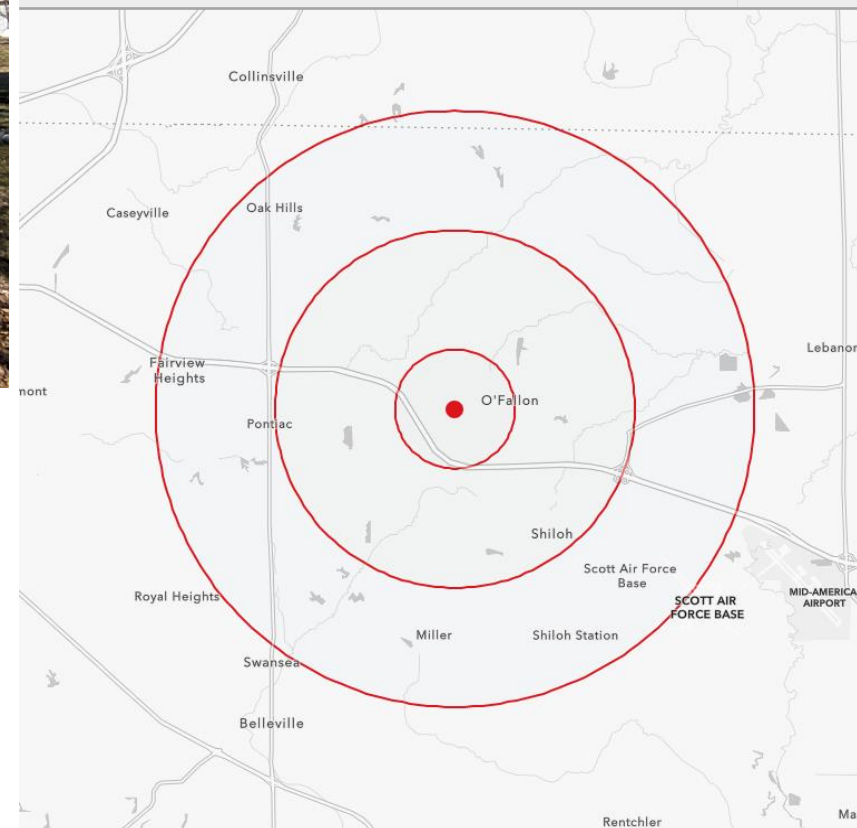
AVERAGE HH
INCOME



\$94,364

\$118,080

\$112,534



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