

# REGENCY PARK

O'Fallon, IL Mixed Use Development



1.03 - 3.17 ACRES AVAILABLE FOR SALE, LEASE OR BTS



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## THE O'FALLON BUSINESS LOOP



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## PROPERTY OVERVIEW

- Regency Park is a premier mixed-use development situated between Exit 14 (Hwy 50) and Exit 16 (Green Mount Road) with 1,360' of frontage along I-64
- Adjacent to St. Elizabeth Hospital (opened 2017)
- 6.5 acres available
- Great interstate visibility
- Strong retail/office/medical corridor in a high growth area
- Easy access from I-64 via Green Mount Rd and Hwy 50
- Located 15 miles from downtown St. Louis

## TRADE AREA HIGHLIGHTS

- Located in fast growing O'Fallon, IL, a community of 29,000 residents and neighboring Shiloh, IL, with over 12,000 residents
- Scott Air Force Base is less than 5 miles from Central Park Plaza and is estimated to have a \$1.7BB economic impact on the region. The base is the largest area employer with 41,000 military and their families
- Other major employers include: Memorial Hospital, St. Elizabeth's Hospital, Southwestern Illinois College, Midcoast Aviation
- The development is 2.5 miles from St. Clair Square, the only super regional mall in Southern Illinois
- The area has a high concentration of hotels with 1,949 total rooms in a 4-mile radius

## TRAFFIC COUNTS

- I-64: 64,900 VPD
- Hwy 50: 29,300 VPD
- Green Mount Rd: 25,500 VPD

## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	48,607	106,249	221,855
Households	19,713	42,821	89,307
Avg HH Income	\$110,835	\$102,959	\$94,179

## Price

Ground Lease Per Acre	\$55,000
Purchase Price Per SF	\$15.00

## FOR INFO, PLEASE CONTACT:

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