

CENTRAL PARK PLAZA

O'Fallon, IL Mixed Use Development



MULTIPLE LOTS AVAILABLE FOR SALE

WP WITTENAUER
PROPERTIES

1177 N. Green Mount Rd, Suite 201, O'Fallon, IL 62269
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The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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4.47 Acres For Sale
\$6.50 Per SF

22B

8.38 Acres for Sale or Lease
Call for Details

Potential for Entertainment,
Restaurants, Hospitality, or Retail

Approved Mixed-Use Development
384 Class A Apartments Currently
Under Development

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THE O'FALLON BUSINESS LOOP



The "Business Loop" created by Central Park Drive, Regency Park Drive, Green Mount Road, Hartman Lane, and Hwy 50 connect many of the areas most high profile businesses to create a dynamic business environment that includes retailers like Menards, and Starbucks, St. Elizabeth Hospital, a number of hotels, banks, and many office buildings. The loop brings a synergy to the area and benefits all the businesses located within.

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PROPERTY OVERVIEW

- Central Park Plaza is O'Fallon, Illinois' premier mixed-use development situated between Exit 14 (Hwy 50) and Exit 16 (Green Mount Road)
- Great interstate visibility - interstate signage available
- Strong retail corridor in a high growth area
- TIF District (23 years) was approved on May 7, 2012
- Easy access from I-64, Hwy 50, and Green Mount Rd
- 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 Green Mount Rd: 25,50000 VPD

Frank Scott Pkwy: 17,800 VPD Central Park Dr: 11,200 VPD

Hwy 50: 29,300 VPD Hartman Lane: 11,800

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

FOR INFO, PLEASE CONTACT:

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