

REGENCY PARK

O'Fallon, IL Mixed Use Development



6.5 ACRES AVAILABLE FOR LEASE OR BTS

WP WITTENAUER
PROPERTIES

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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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AVAILABLE LOTS SHOWN IN YELLOW

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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 area's most high-profile businesses to create a dynamic business environment that includes retailers like Menards, 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.

SUBJECT PROPERTY SHOWN IN YELLOW

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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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