

SUNRISE CENTER II - RETAIL/RESTAURANT

1334 Central Park Drive, O'Fallon, Illinois 62269



Asking Rent: \$15.00 PSF, NNN

FOR LEASE - 4,400 SF RETAIL AND RESTAURANT SPACE

WP | WITTENAUER
PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

Phone: 618-632-5850 | Fax: 618-632-3270

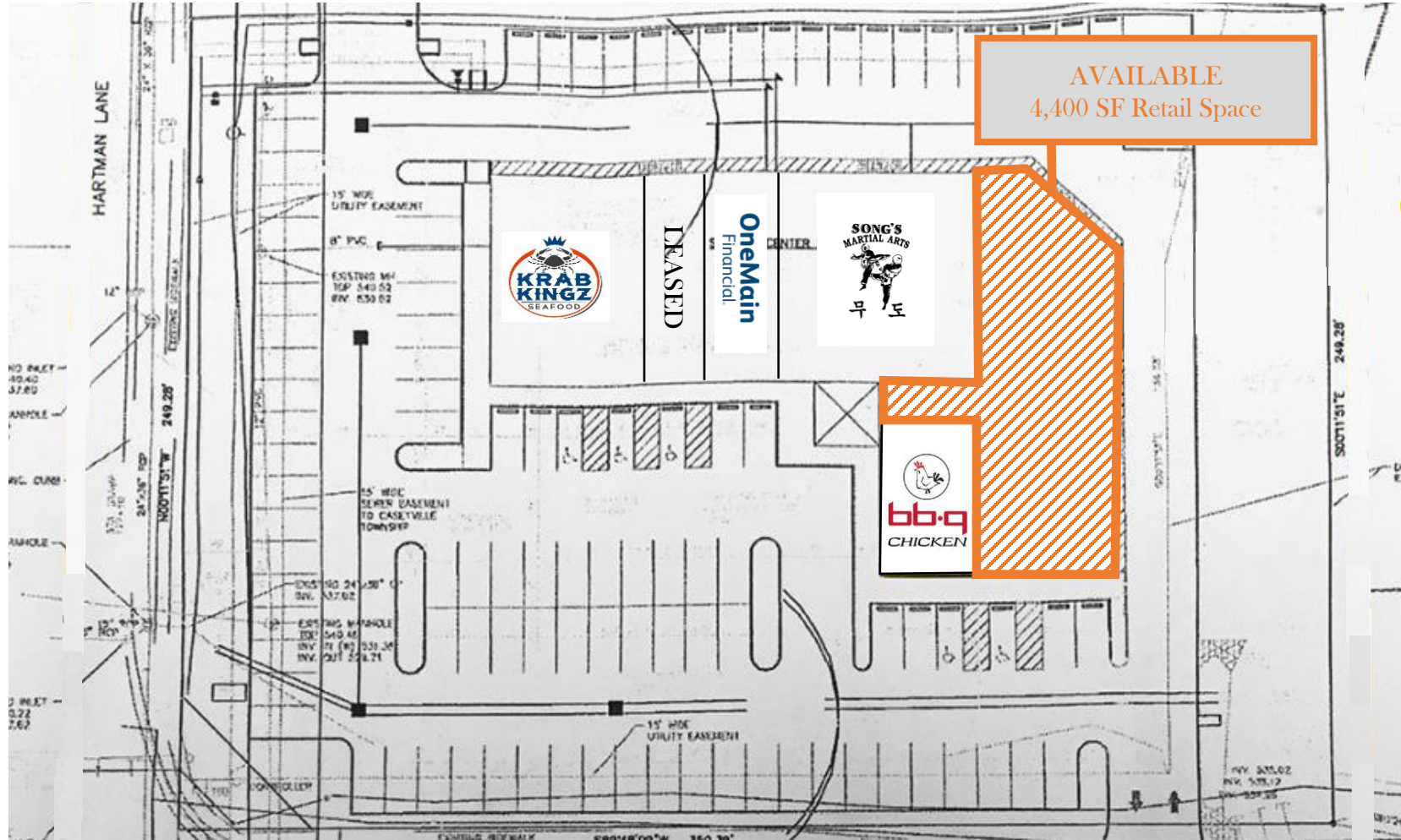
Email: info@wittenauerproperties.com

www.wittenauerproperties.com

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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PROPERTY OVERVIEW

- 16,400 SF retail center at the entrance to Central Park Plaza in O'Fallon, IL
- Spaces Available:
 - 4,400 SF Retail/Restaurant Space
- Plentiful parking - 110 spaces, 6.70 per 1,000 SF
- Central Park Plaza Tenants Include: Menards, Drury Inn & Suites, Gold's Gym, Marcus Theaters, Starbucks, Buffalo Wild Wings, Texas Roadhouse, O'Charley's, Hot Shors, Syberg's, and a number of car dealerships, hotels, and other national, regional, and local retailers and restaurants
- Signage opportunities available on building and Sunrise Center pylon sign at Central Park Drive and Hartman Lane
- Conveniently located between Exits 14 (Hwy 50) and 16 (Green Mount Road), the two major interchanges of the O'Fallon/Shiloh trade area

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 property 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

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	49,065	98,471	243,273
Households	19,293	39,527	96,262
Avg HH Income	\$97,519	\$88,901	\$75,834

TRAFFIC COUNTS

I-64: 59,500 VPD

Green Mount Rd: 23,700 VPD

Frank Scott Pkwy: 17,400 VPD

Central Park Dr: 11,600 VPD

Hwy 50: 28,400 VPD

Hartman Lane: 16,900 VPD

FOR INFO, PLEASE CONTACT:

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