

Office/Medical Available for Lease

1911 Frank Scott Parkway, O'Fallon, Illinois



NOW AVAILABLE 1,500 SF - \$18.75 PSF NNN

PROPERTY OVERVIEW

- Great Location between St. Elizabeth's and Memorial Hospitals
- Join Tenants: Ganim Orthodontics (opening August 2023) and Baird Private Wealth Management, Financial Services
- Close Proximity to new Auffenberg Auto Complex, Dierberg's, Target, Restaurants
- Monument Sign Panel on Frank Scott Parkway
- Reception Area, Conference Room, 4 Private Offices (current configuration)
- Nice Space in Quality Building

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	6,203	44,505	103,220
Avg HH Income	\$121,904	\$112,629	\$106,174
Daytime Population	6,556	41,407	102,083

WP WITTENAUER
PROPERTIES

DAVID WITTENAUER

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

Phone: 618-632-5850 Email: david@wittenaerproperties.com



TERRY E. HEIMANN

420 Green Mount Crossing, Shiloh, IL 62269

Phone: 618-530-6390 Email: terryheimann@yahoo.com

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EXHIBIT C



1911 Frank Scott Parkway East
Shiloh, IL 62269

SPACE AVAILABLE

SUITE 4

BAIRD Private Wealth Management

SUITE 2

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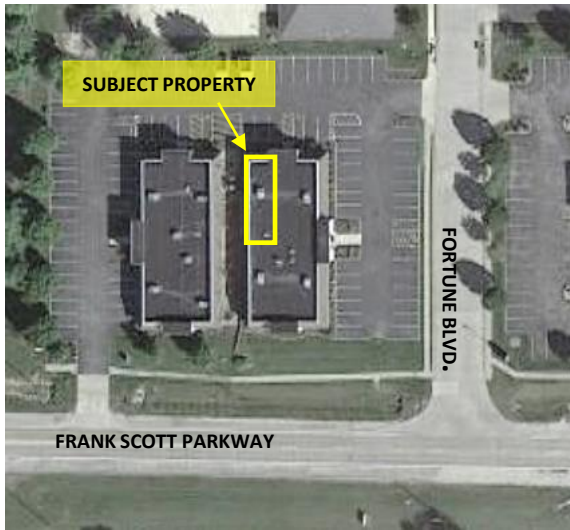
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