



**HIGHWAY 50
DEVELOPMENT
OPPORTUNITY**

SCAN HERE!



EDDIE CHERRY

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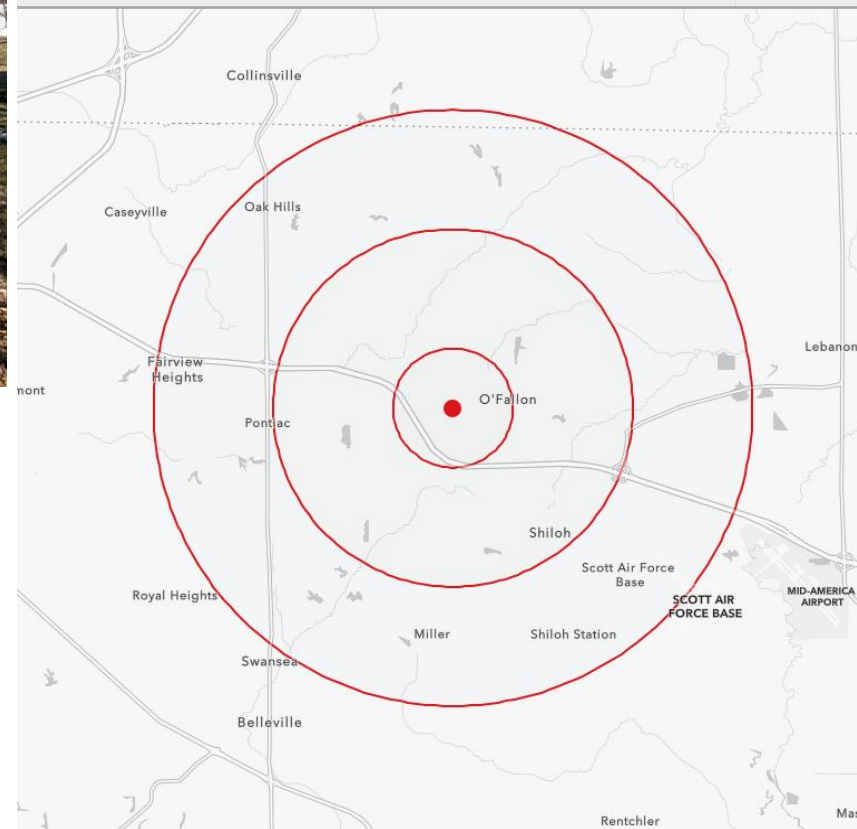
**720-724 HIGHWAY 50
O'FALLON, IL 62269
3.37 ACRES | CONTACT BROKER FOR PRICING**

PROPERTY INFORMATION



- PRIME DEVELOPMENT OPPORTUNITY FOR RETAIL, RESTAURANT, C-STORE, OR MEDICAL USE
- CURRENTLY ZONED RESIDENTIAL
- PROPERTIES SEPARATELY OWNED
- LAST UNDEVELOPED CORNER AT THE SIGNALIZED INTERSECTION
- 724 WEST HIGHWAY 50 IS LISTED BY ADAM'S REALTY & AUCTIONS
- OVER 410' OF FRONTAGE TO US HIGHWAY 50
- ROUGHLY 30,000 V.P.D.
- LESS THAN ¼ MILE FROM ST. ELIZABETH'S HOSPITAL (COMPLETED 2017)
- LOCATED IN A LARGE BUSINESS AREA
- CONVENIENT ACCESS TO I-64

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,668	47,288	89,799
HOUSEHOLDS	2,958	18,959	36,110
AVERAGE HH INCOME	\$94,364	\$118,080	\$112,534



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