

WOODLAWN PLAZA



DILLON FLYNN

Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

EDDIE CHERRY, CCIM

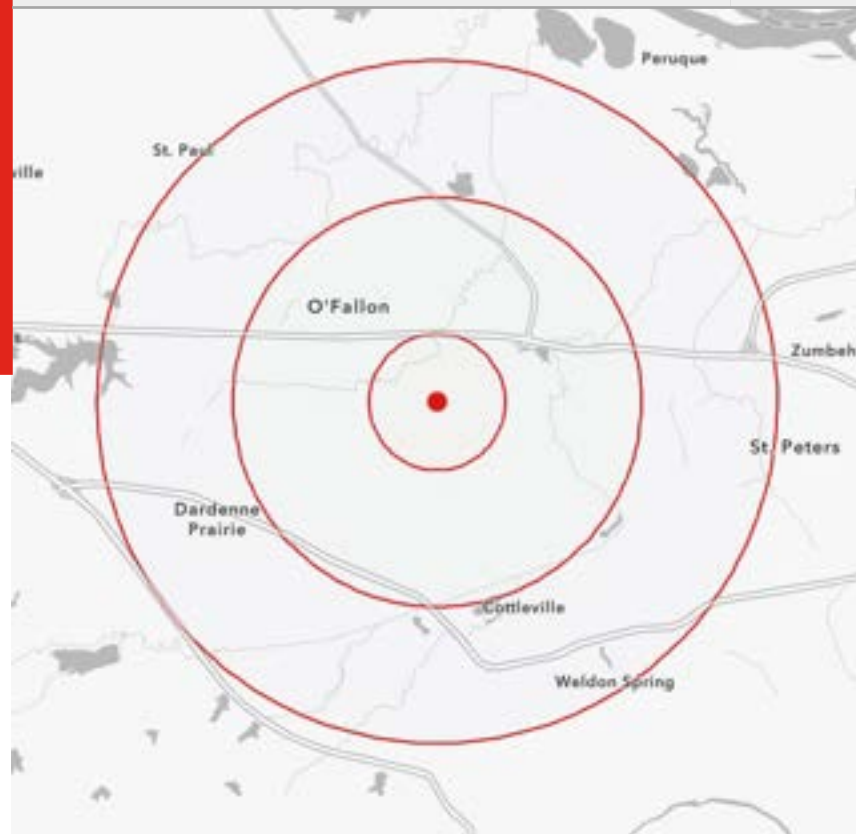
Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**8610-8648 MEXICO ROAD
O'FALLON, MO 63366
1,400-6,984 S.F.
\$16-18.00/S.F. N.N.N.**

PROPERTY INFORMATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,185	78,973	175,611
HOUSEHOLDS	5,023	30,305	66,973
AVERAGE HH INCOME	\$122,728	\$124,207	\$130,017



- SHADOW ANCHORED BY WALMART SUPERCENTER
- 55,000+ V.P.D. AT HIGHWAY K AND MEXICO ROAD
- FLEXIBLE SUITES OF 1,400-6,984 SF AVAILABLE
- STRONG CO-TENANCY IN ESTABLISHED TRADE AREA
- SURFACE PARKING DIRECTLY FRONTING STOREFRONTS

DILLON FLYNN

Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**8610-8648 MEXICO ROAD
 O'FALLON, MO 63366
 1,400-6,984 S.F.
 \$16-18.00/S.F. N.N.N.**

SITE PLAN



WOODLAWN PLAZA

SUITE	TENANT	STATUS
1	O'FALLON NUTRITION	LEASED
2	EDWARD JONES	LEASED
3	AVAILABLE	1,734 S.F.
4	AVAILABLE	5,250 S.F.
5	MEET TEA & POKE	LEASED
6	T MOBILE	LEASED
7	THAI KITCHEN	LEASED
8	THAI BAR	LEASED
9	CHARTER SPECTRUM	LEASED
10	J & J NAILS	LEASED
11	LEND NATION	LEASED
12	AVAILABLE	1,400 S.F.
13	DENTIST	LEASED
14	RENT-A-CENTER	LEASED
15	WINGSTOP	LEASED

DILLON FLYNN

Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

8610-8648 MEXICO ROAD
 O'FALLON, MO 63366
 1,400-6,984 S.F.
 \$16-18.00/S.F. N.N.N.

AERIAL



DILLON FLYNN

Phone: 314.647.6611 ext. 124
Dillon@ManorRealEstate.com

EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

8610-8648 MEXICO ROAD
O'FALLON, MO 63366
1,400-6,984 S.F.
\$16-18.00/S.F. N.N.N.