

FOR SALE -AND- LEASE

1237 Central Park Dr., O'Fallon, IL 62269

127,387 SF RETAIL/WAREHOUSE FACILITY - MAY DIVIDE

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

1237 Central Park Drive, O'Fallon, IL 62269



Central Park Drive in O'Fallon, Illinois, features a bustling retail hub that includes popular establishments such as Drakes Restaurant, Taco Bell, Menards, Marcus Cinema, and Club Fitness, among others. Conveniently situated just south of exit 16 on I-64.

FRONTAGE: 465'
DEPTH: 822'

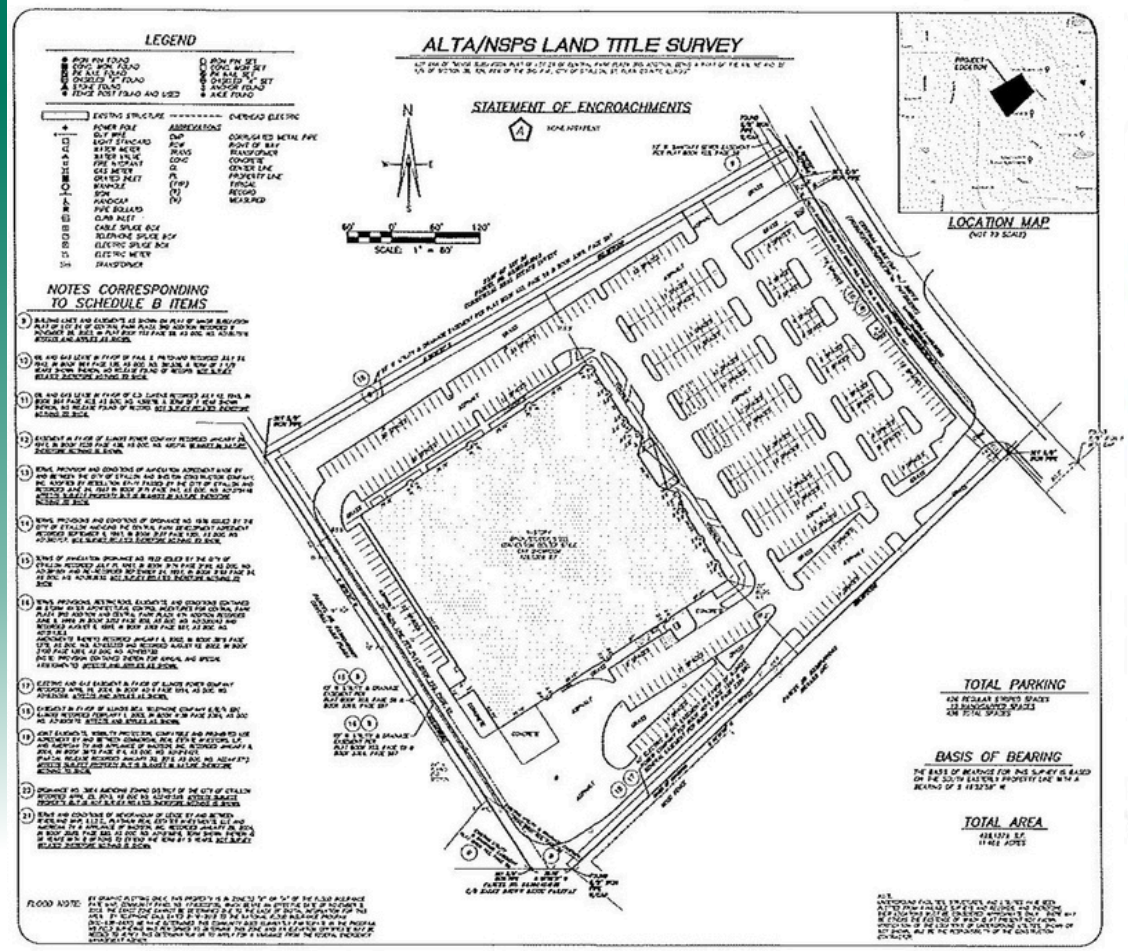
I-64

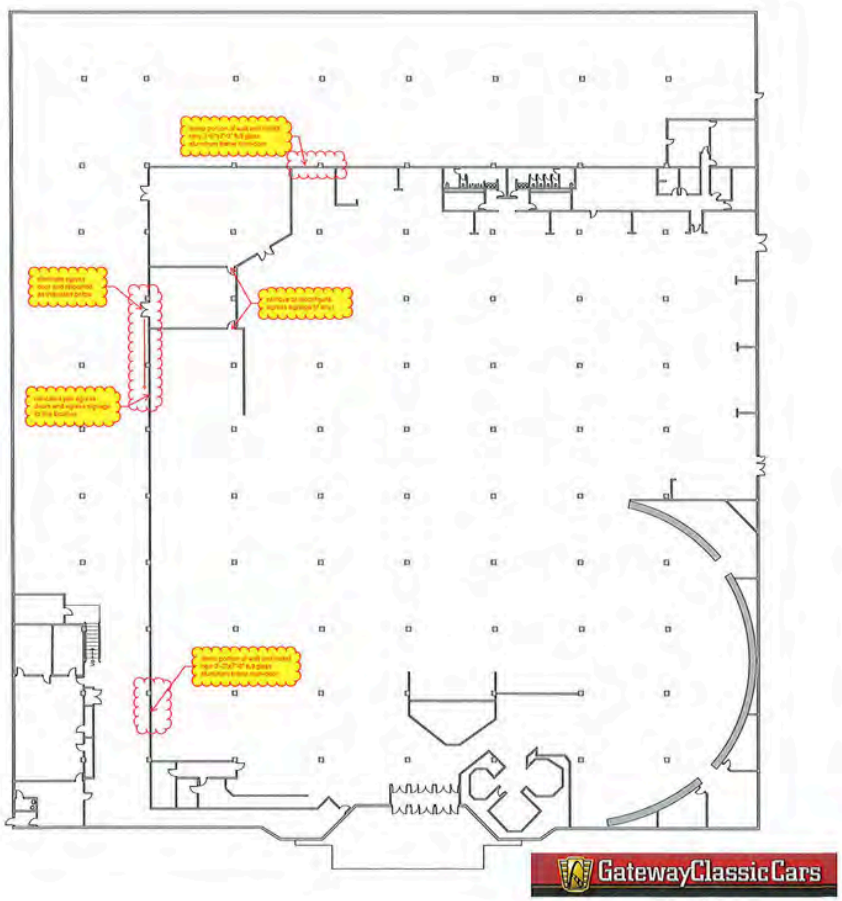
EXIT

EXIT 16

FLOOR PLAN

1237 Central Park Drive, O'Fallon, IL 62269





This 127,387 square foot retail building is equipped with 3 Phase Power, five loading docks (two with levelers), three drive-in doors, and column spacing of 40' x 30'. The facility is fully sprinkled and is located in a vibrant, rapidly expanding retail and business district.

3-PHASE POWER

SPRINKLERS

(3) DRIVE-IN DOOR

(5) LOADING DOCKS
(2) WITH LEVELERS

*Not to scale

O'FALLON: WHERE SPENDING POWER MEETS OPPORTUNITY

1237 Central Park Drive, O'Fallon, IL 62269

O'Fallon, Illinois,

is a rapidly growing city located in Southern Illinois and a key part of St. Louis Metro East.

Market Size

O'Fallon serves as the heart of the market comprising 300,000 residents with a total spending power of $3 Billion.

Growth Trends

O'Fallon is one of the fastest-growing cities in the region, with a projected population of over 45,000 by 2040.

Key Industries

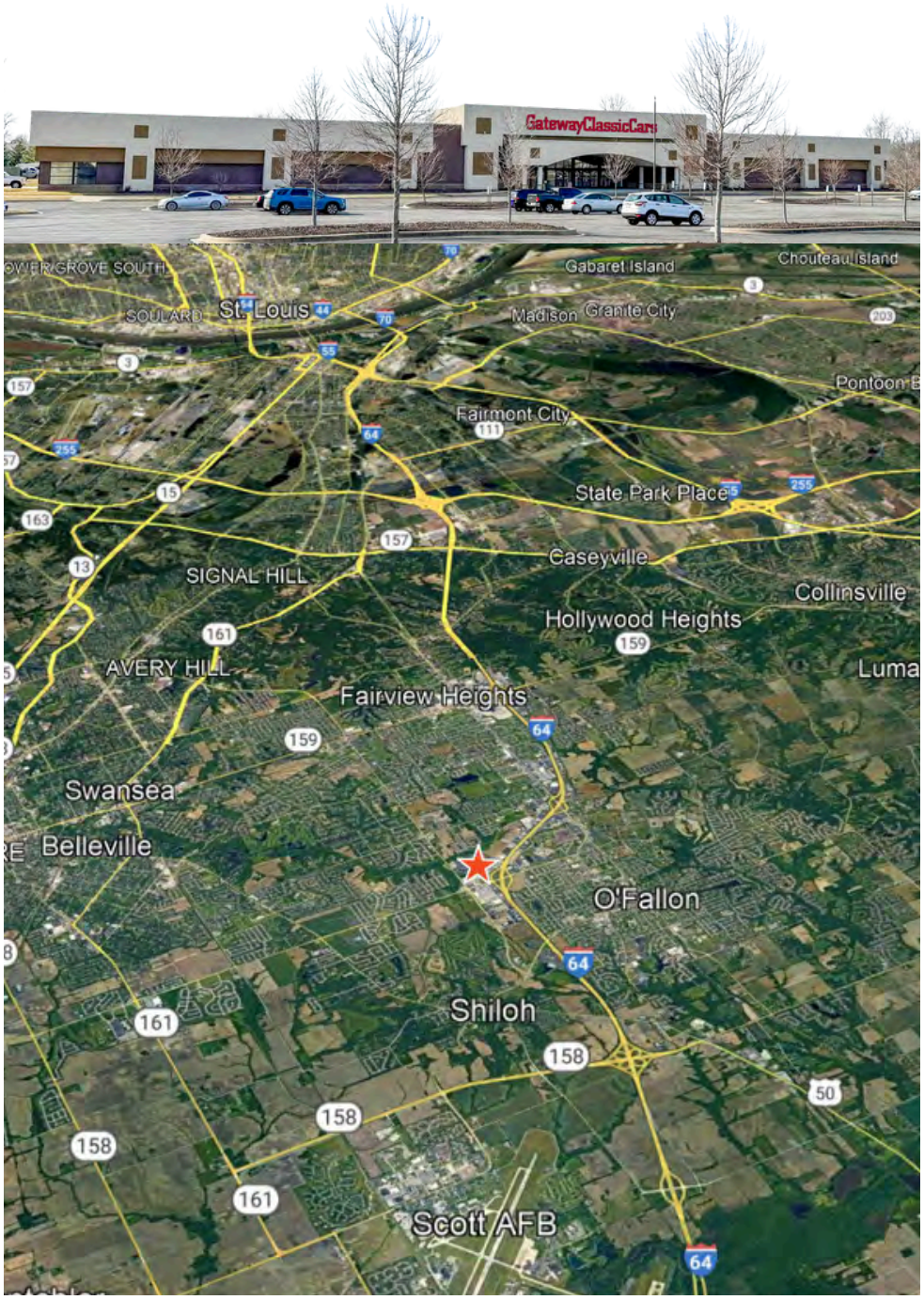
O'Fallon boasts a diverse economy with key industries like healthcare, military tourism, and recreation.

Demographics

O'Fallon has a median age of 36.5 and an average household income of $115,000 annually.

O'Fallon Overview

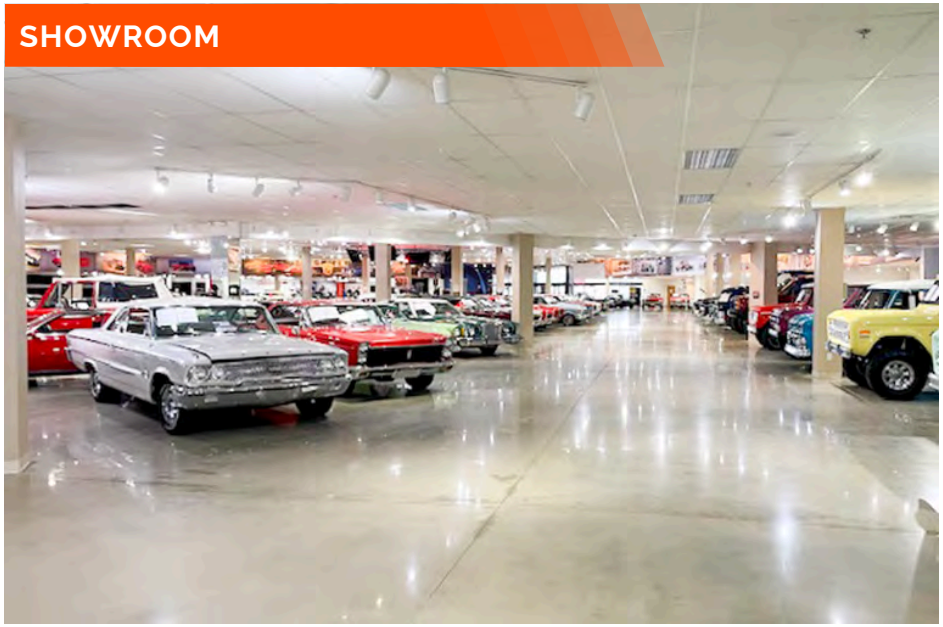
O'Fallon is a thriving city of Southern Illinois with a strong economy, diverse industries, and a growing population.



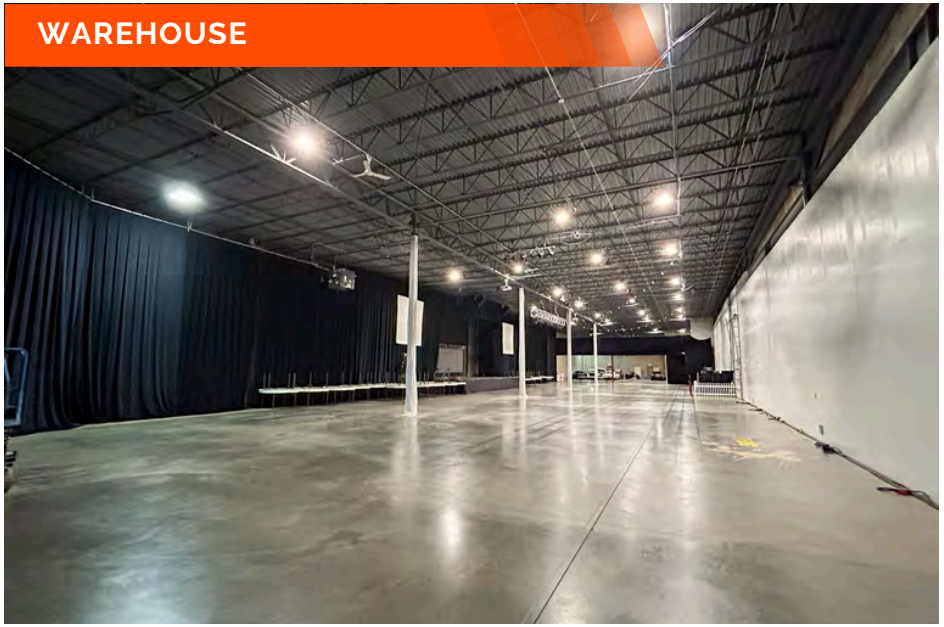
PROPERTY PHOTOS

1237 Central Park Drive, O'Fallon, IL 62269

SHOWROOM



WAREHOUSE



SHOWROOM



DOCK DOORS



OFFICE/RETAIL PROPERTY SUMMARY

1237 CENTRAL PARK DR., O'FALLON, IL 62269

LISTING # 1940

LOCATION DETAILS:

Parcel #:	03-36.0-401-017
County:	IL - St. Clair
Zoning:	B1-P - O'Fallon

PROPERTY OVERVIEW:

Building SF:	127,387
Vacant SF:	-
Usable Sqft:	127,387
Min Divisible SF:	28,000
Max Contig SF:	127,387
Office SF:	127,387
Retail SF:	127,387
Signage:	On Building
Lot Size:	11.49 Acres
Frontage:	465
Depth:	822
Parking Spaces:	-
Parking Surface Type:	Asphalt

STRUCTURAL DATA:

Year Built:	2004
Yr Renovated:	2014
Building Class:	-
Ceilings:	10' - 25'
Construction Type:	Tilt-up (pre-cast concrete)



SALE/LEASE INFORMATION:

Sale Price:	$13,500,000
Price / SF:	$105.98
Lease Rate:	$8.50
Lease Type:	NNN

FINANCIAL INFORMATION:

Taxes:	$105,206.00
Tax Year:	2023

DEMOGRAPHICS:

Traffic Count:	23700

PROPERTY DESCRIPTION:

127,000 SF +/- consists of approximately 86,000 SF of showroom with the balance of warehouse space. Ceiling heights range from 10' up to 25' in the warehouse area. The roof deck over the entire showroom space is 20'-22'. There are 5 truck loading docks with OH Doors and 3 additional drive in doors.

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