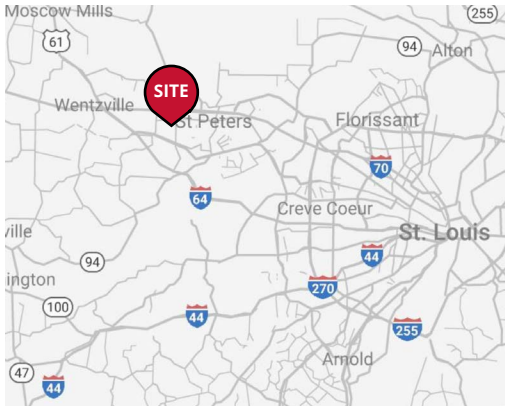


**Please do not Disturb
Existing Tenant!**



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

13,580 | 88,540 | 176,731



Daytime Population

6,026 | 45,270 | 104,193



Median Household Income

\$126,184 | \$121,002 | \$115,639

RETAIL FOR SALE OR LEASE

2696 Babble Creek Lane | O'Fallon, Missouri 63368

3,504 SF on 0.92 Acres | Call for Details

PROPERTY DETAILS

Strong visibility on highly traveled Highway K

Surrounding retailers include Target, Home Depot,
Walmart, Schnucks, and Dierbergs

Zoned Commercial (Retail), drive-thru permitted

Build-to-suit, ground lease, or sale opportunity

Highway K - 45,001 VPD

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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Trade Area Aerial

