

2314 Technology Drive

O'Fallon, MO 63368

SUMMARY



**FOR SALE**

**6,536 SF  
EXISTING  
RESTAURANT**

**\$1,950,000**

### PROPERTY HIGHLIGHTS

- 6,536 SF freestanding restaurant on 1.31 acres
- Excellent restaurant opportunity with equipment
- Profitable location in WingHaven
- Located near MasterCard, Webster University-O'Fallon, St. Luke's Urgent Care Center and new homes
- High growth area near SpaWinghaven and the Hilton Garden Inn

### DEMOGRAPHICS

	1 - mile	3 - mile	5 - mile
Est. Pop.	10,280	68,134	128,007
Avg. HH Income	\$67,037	\$63,919	\$65,765
Med. Age	30.3	30.8	31.9
Day Pop	8,559	48,518	100,915

For information contact: Mike Hurley [mikeh@foundationcommercial.com](mailto:mikeh@foundationcommercial.com)  
Jason Dunaway [jasond@foundationcommercial.com](mailto:jasond@foundationcommercial.com)

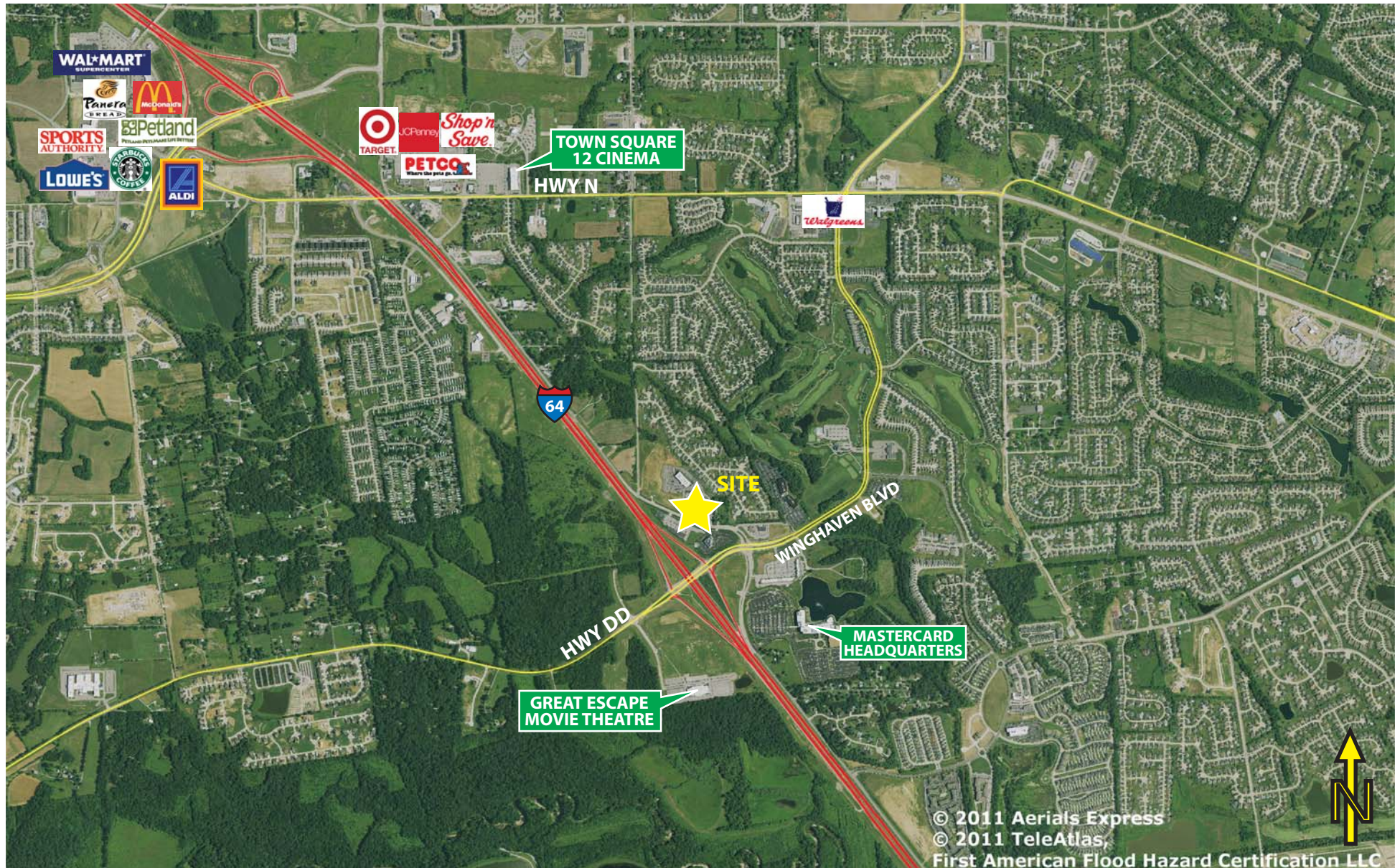
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WIDE AERIAL



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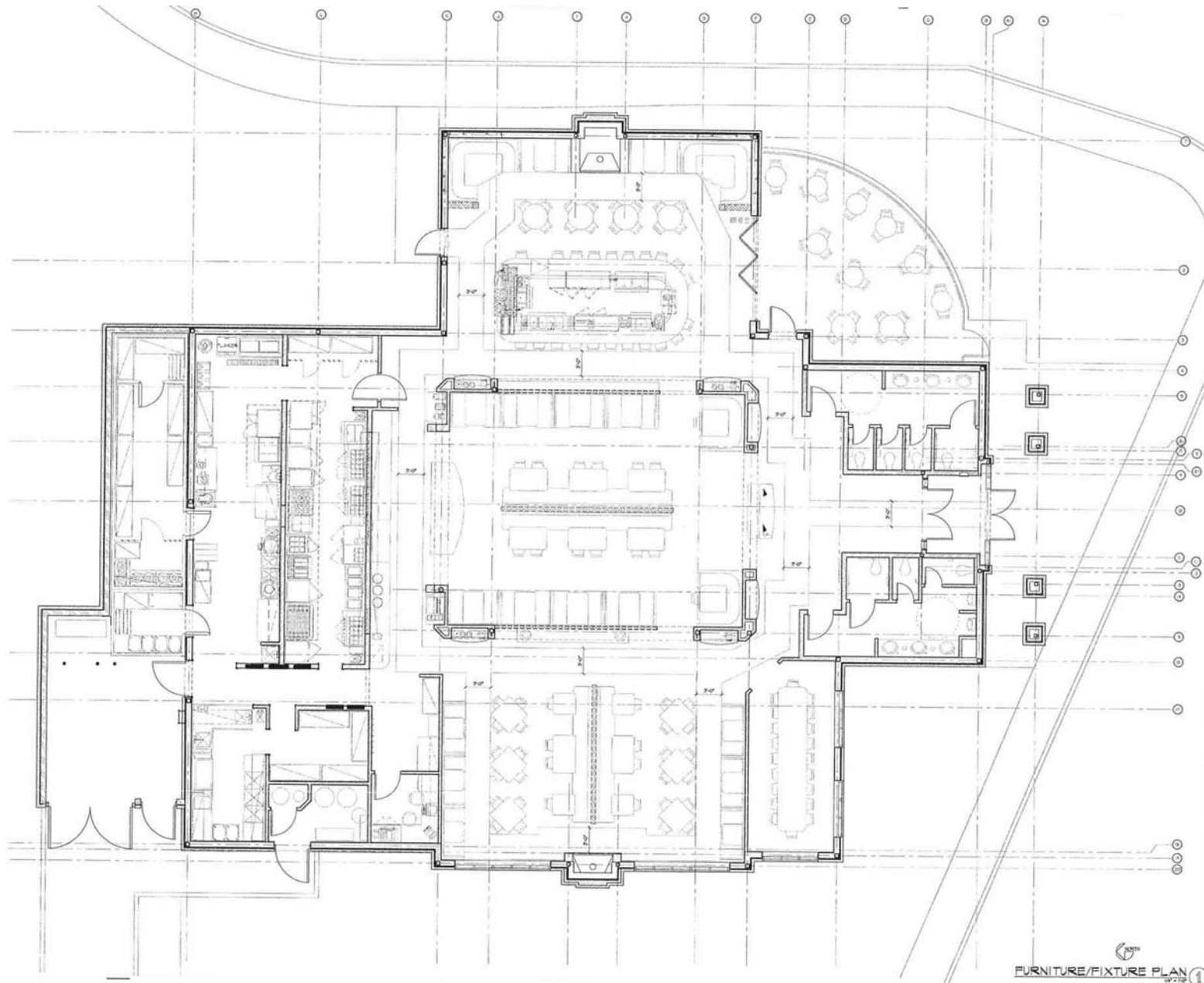
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