



1690 White Magnolia Ln

O'Fallon, MO 63366

FOR SALE | CALL BROKER FOR PRICING



Property Highlights



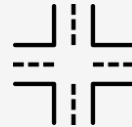
High-Visibility Location

Prime frontage along high-traffic I-70 corridor with strong visibility



Strong Trade Area

Supported by a diverse mix of high-density residential, national retailers, commercial, and industrial developments



Corner Lot

Located at the corner of Veterans Memorial Pkwy and White Magnolia Dr providing convenient ingress/egress



Barriers to Entry

Limited similar competing sites in the immediate trade area – few comparable sized standalone buildings on 4+ acre sites



Ample Parking

250+ paved and striped parking spaces on large 4.43-acre lot



Growing Population

Strong demographics with O'Fallon being one of the fastest growing cities in the St. Louis MSA and a rapidly growing population

Building & Site Details

Building Size

15,586 SF

Lot Size

4.43 Acres

Parking

250+ Parking Spaces

Clear Height

17' – 33'

Loading

8 Overhead Doors (shop) + 2 Drive Thru Carwash Bay Doors

Year Built

2005

Roof

TPO Roof Replaced 2021

Zoning

C-2/PUD – General Business District / Planned Unit Development



Site & Building Photos



Area Demographics

2025 EST DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

7,500 | 58,000 | 140,000



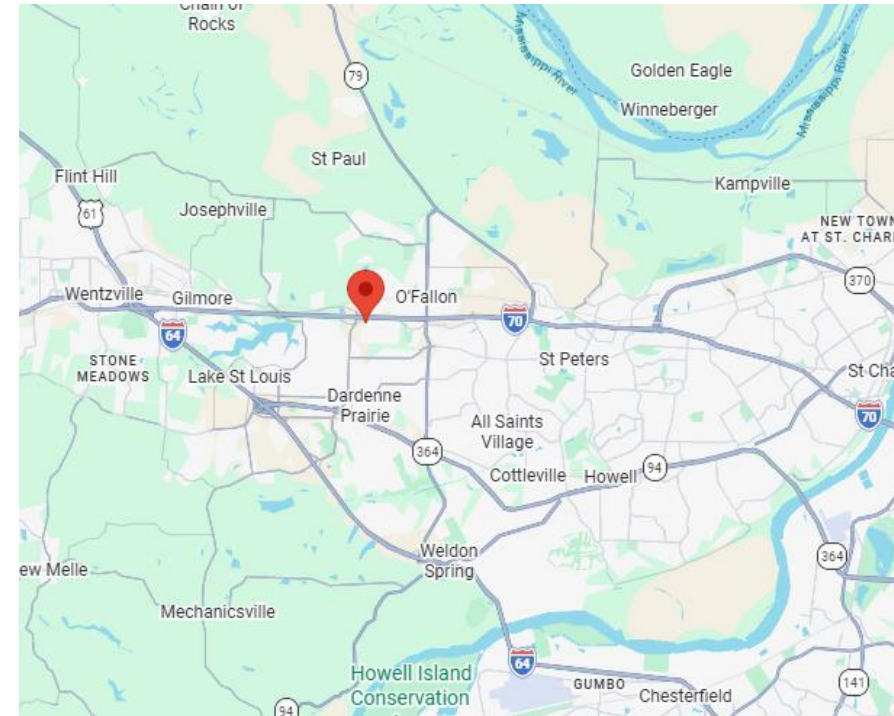
Households

2,800 | 21,600 | 52,200



Median Household Income

\$92,000 | \$108,000 | \$112,000



Retail Trade Area & Traffic Counts



18,000 VPD

Veterans Memorial Pkwy

98,698 VPD

HWY 70

0.4 Miles

to HWY 70 Interchange

Trade Area Profile



Location

Proximity & Accessibility

- Located along the I-70 corridor in St. Charles County, roughly 25 miles from downtown St. Louis
- Served by I-70, Route 364, and Route 79, connecting O'Fallon to the greater St. Louis MSA

Demographics

Affluent & Educated

- Median household income of roughly \$110,000, well above state and national averages
- Population of over 90,000 makes O'Fallon one of Missouri's most populous cities

Retail Environment

Stable & Supportive

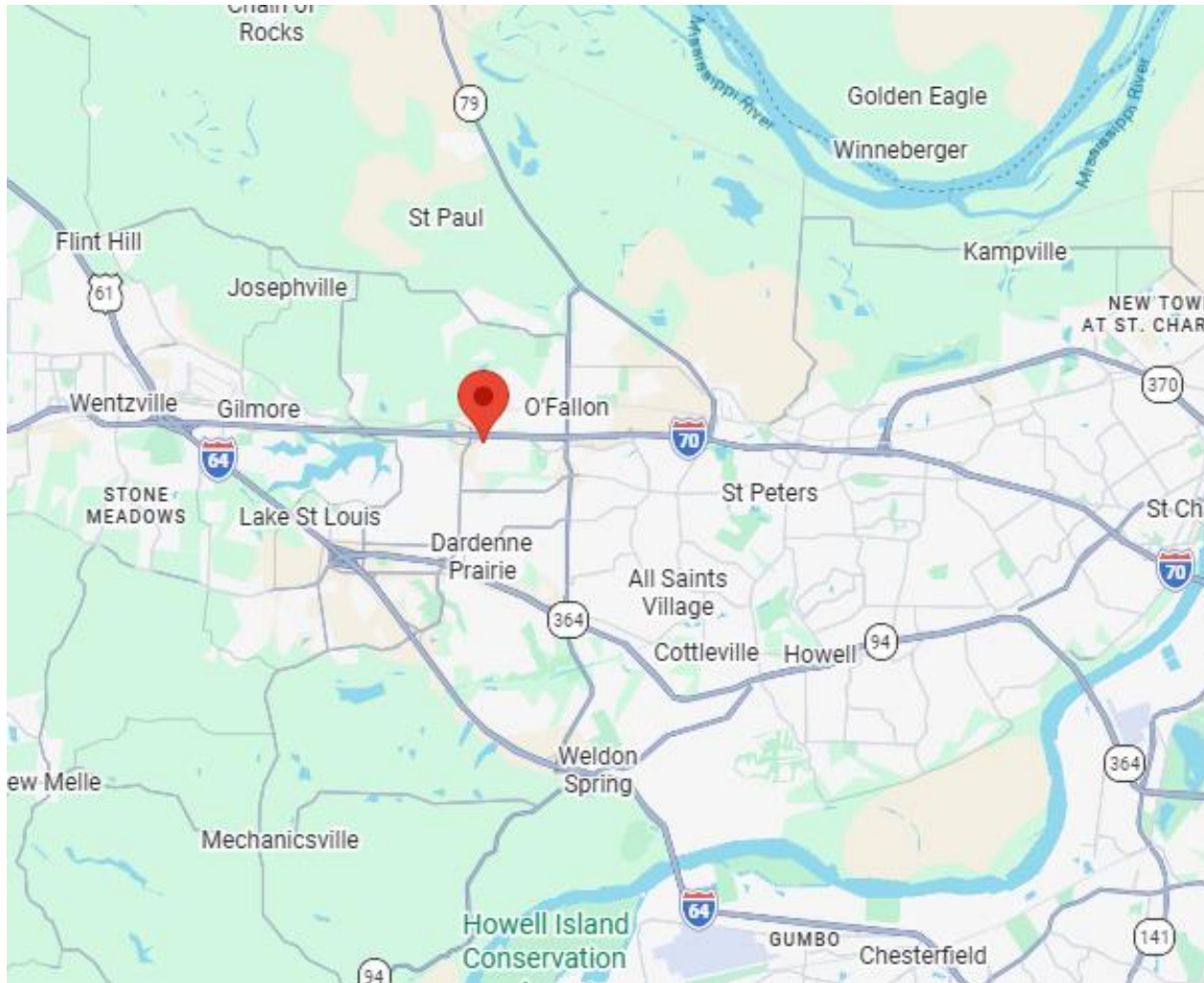
- One of the fastest-growing cities in the St. Louis MSA, driving sustained retail and commercial demand
- Diverse employment base anchored by healthcare, manufacturing, and retail trade sectors

Community

Involved & Vibrant

- Low poverty rate and strong homeownership reflect a stable, family-oriented community
- Business-friendly local government supports continued commercial and mixed-use growth

Location & Contact



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