



**Megan Crossing – O’Fallon (St. Louis), MO**



**Deal summary:**

- 12,085 sf endcap vacancy available in former Tuesday Morning space
- Perfect access & line of sight from main entrance
- Strong co-anchors with long term leases (Hobby Lobby, Dollar Tree, La-Z-Boy, Foss Swim School) with new Oberweis, That Burger, Wood Grain Pizza development next door
- New Owner with reset basis, flexible & ready to make deals
- Consistent dense (over 90,000 people in 3 mile radius) and moneyed demographics with incomes approaching \$100,000 in 1, 3, and 5 mile radius
- Strong regional location on the Highway K corridor, the primary shopping destination serving the O’Fallon. Nearby retailers include Target, Kohl’s, Fresh Thyme, Ross, Michales, Walmart, Schnucks
- Highly visible site with signalized access featuring monument signage with heavy daytime traffic on Highway K (40,000 vpd)

<b>Demographic Overview:</b>			
	1 Mile	3 Mile	5 Mile
Population	13,000	91,000	163,000
Average HH Income	\$91,000	\$91,000	\$95,000



PLEASE CONTACT KEVIN KUSH OR BEN BOLZ FOR ADDITIONAL INFORMATION:  
 504-402-1645 OR KEVIN@PMAT.NET OR BEN@PMAT.NET



PMAT Companies



TENANT ROSTER

- 1. AVAILABLE 12,085 SF
- 2. Hobby Lobby
- 3. Hobby Lobby
- 4. Hobby Lobby
- 5. Foss Swim School
- 6. La-Z-Boy Furniture
- 7. Dollar Tree

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