CENTRAL PARK PLAZA

Proposed Anchor / Jr. Box Retail Center

BUILDING	PROPOSED GLA
ANCHOR A	158,000 SF
JR. ANCHOR B	17,400 SF
JR. ANCHOR C	18,800 SF
JR. ANCHOR D	26,000 SF
JR. ANCHOR E	24,800 SF
ALL SPACE SIZES ARE FLEXIBLE	

PRE-LEASING NOW - PLEASE CONTACT US FOR DETAILS

WITTENAUER PROPERTIES

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

CENTRAL PARK PLAZA

Proposed Anchor / Jr. Box Retail Center

WP | WITTENAUER PROPERTIES

CENTRAL PARK PLAZA

Proposed Anchor / Jr. Box Retail Center

WITTENAUER PROPERTIES

CENTRAL PARK PLAZA

Proposed Anchor / Jr. Box Retail Center

THE O'FALLON BUSINESS LOOP

SUBJECT PROPERTY SHOWN IN YELLOW

The "Business Loop" created by Central Park Drive, Regency Park Drive, Green Mount Road, Hartman Lane, and Hwy 50 connect many of the areas most high profile businesses to create a dynamic business environment that includes retailers like Gander Mountain, Menards, and Starbucks, St. Elizabeth Hospital, a number of hotels, banks, and many office buildings. The loop brings a synergy to the area and benefits all the businesses located within.

WP | WITTENAUER PROPERTIES

CENTRAL PARK PLAZA

Proposed Anchor / Jr. Box Retail Center

PROPERTY OVERVIEW

- Central Park Plaza is O'Fallon, Illinois' premier mixed-use development situated between Exit 14 (Hwy 50) and Exit 16 (Green Mount Road)
- Great interstate visibility – interstate signage available
- Strong retail corridor in a high growth area
- TIF District (23 years) was approved on May 7, 2012
- Easy access from I-64, Hwy 50, and Green Mount Rd
- Located 15 miles from downtown St. Louis

TRADE AREA HIGHLIGHTS

- Located in fast growing O'Fallon, IL, a community of 29,000 residents and neighboring Shiloh, IL, with over 12,000 residents
- Scott Air Force Base is less that 5 miles from Central Park Plaza and is estimated to have a $1.7BB economic impact on the region. The base is the largest area employer with 41,000 military and their families
- Other major employers include: Memorial Hospital, St. Elizabeth's Hospital, Southwestern Illinois College, Midcoast Aviation
- The development is 2.5 miles from St. Clair Square, the only super regional mall in Southern Illinois
- The area has a high concentration of hotels with 1,949 total rooms in a 4-mile radius

TRAFFIC COUNTS

I-64: 59,500 VPD Green Mount Rd: 23,700 VPD

Frank Scott Pkwy: 17,400 VPD Central Park Dr: 11,600 VPD

Hwy 50: 28,400 VPD

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	48,535	102,192	226,222
Households	19,148	40,808	89,705
Avg HH Income	$87,970	$80,901	$72,284

FOR INFO, PLEASE CONTACT:

WITTENAUER PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

Phone: 618-632-5850 | Fax: 618-632-3270 | www.wittenauerproperties.com

David Wittenauer | President
david@wittenauerproperties.com
Office: 618-632-5850
Mobile: 618-719-1197

Tom Maloney | Vice President
tom@wittenauerproperties.com
Office: 618-632-0158
Mobile: 314-305-2477

WP | WITTENAUER PROPERTIES