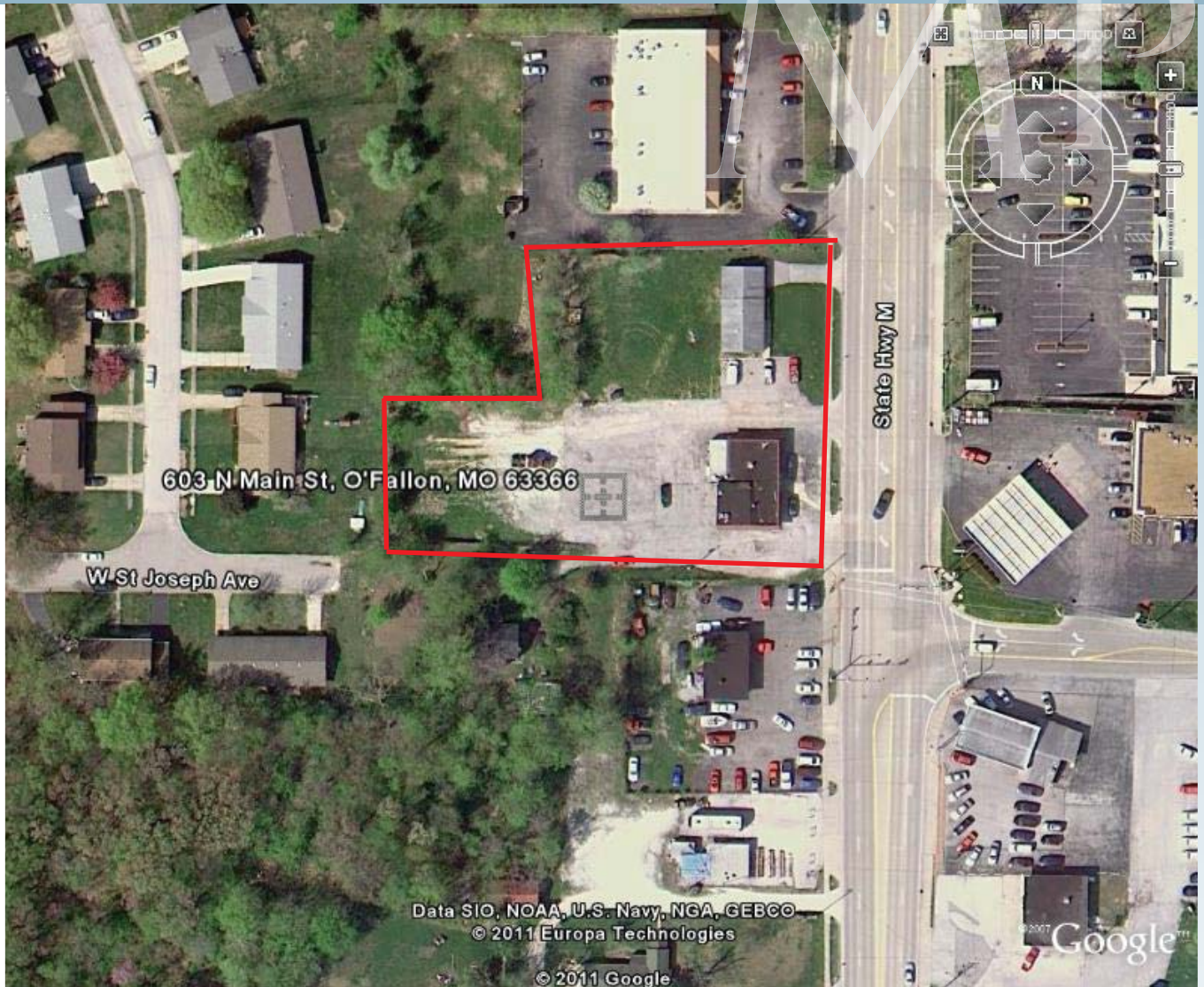
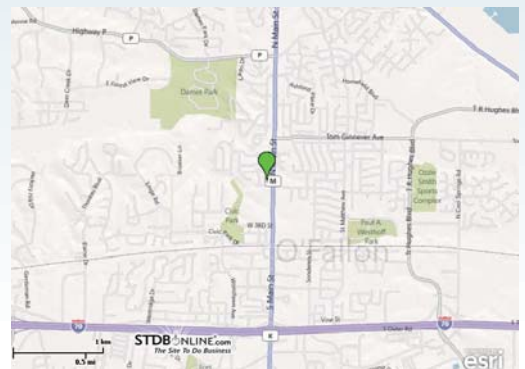


FOR SALE

603 & 609 N MAIN STREET
O'FALLON, MO 63366



Building Size: Bldg a- 2,40 & Bldg b - 1064 sf
Lot Size: 1.12 acres total
Zoning: C-2
Municipality: O'Fallon
Taxes: \$6018.37 (2010)
Sale Price: \$329,315.00
Comments: Previously used as restaurant/bar and office. Excellent redevelopment opportunity.



Shari Nevels
636-448-1293 cell
snevels@mckelveyproperties.com

2154 Bluestone Drive,
St. Charles, Missouri 63303
636-669-9111 / office
636-669-9117 / fax

DIRECTIONS: I-70 to North on Main Street to property on left.



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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

603 & 609 N Main Street
O'Fallon, MO 63366

Kitchen and Bar

MAP



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603 & 609 N Main Street
O'Fallon, MO 63366

Kitchen and Bar

MP



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DEMOGRAPHICS




603 & 609 N Main
O'Fallon, MO 63366



603 N Main St, O'Fallon, MO ...

Latitude: 38.8172
Longitude: -90.700516

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	8,088	38,922	82,631
2000 Group Quarters	218	365	407
2010 Total Population	9,050	52,803	116,614
2015 Total Population	9,952	58,943	131,131
2010 - 2015 Annual Rate	1.92%	2.22%	2.37%
 2000 Households	2,927	13,575	28,165
2000 Average Household Size	2.69	2.84	2.92
2010 Households	3,368	19,077	41,036
2010 Average Household Size	2.63	2.75	2.83
2015 Households	3,736	21,531	46,516
2015 Average Household Size	2.61	2.72	2.81
2010 - 2015 Annual Rate	2.1%	2.45%	2.54%
2000 Families	2,182	10,693	22,727
2000 Average Family Size	3.11	3.2	3.26
2010 Families	2,385	14,402	32,163
2010 Average Family Size	3.12	3.17	3.22
2015 Families	2,596	15,985	36,015
2015 Average Family Size	3.13	3.16	3.21
2010 - 2015 Annual Rate	1.71%	2.11%	2.29%
 2000 Housing Units	3,037	14,040	29,052
Owner Occupied Housing Units	72.8%	83.5%	85.8%
Renter Occupied Housing Units	23.6%	13.2%	11.1%
Vacant Housing Units	3.6%	3.3%	3.2%
2010 Housing Units	3,543	20,069	43,076
Owner Occupied Housing Units	72.3%	81.1%	83.3%
Renter Occupied Housing Units	22.7%	13.9%	11.9%
Vacant Housing Units	4.9%	4.9%	4.7%
2015 Housing Units	3,986	22,990	49,586
Owner Occupied Housing Units	71.6%	79.7%	81.9%
Renter Occupied Housing Units	22.1%	13.9%	11.9%
Vacant Housing Units	6.3%	6.3%	6.2%
Median Household Income			
2000	\$49,567	\$54,258	\$58,914
2010	\$61,792	\$69,669	\$77,092
2015	\$65,867	\$76,507	\$86,848
Median Home Value			
2000	\$100,345	\$113,583	\$121,207
2010	\$147,807	\$164,353	\$178,069
2015	\$177,222	\$195,811	\$216,350
Per Capita Income			
2000	\$19,864	\$20,827	\$22,294
2010	\$26,525	\$28,554	\$30,841
2015	\$29,811	\$31,902	\$34,253
Median Age			
2000	33.6	32.2	32.5
2010	34.9	33.3	33.4
2015	35.1	33.5	33.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.