

## 1520 State Hwy K

1520 State Hwy K | O'Fallon, MO | US | St. Charles County  
Available SF: 7,200 | Lease Rate: \$30 | Sale Price: \$2,600,000

Select O'FALLON



### Property and Area Description

7,200 SF Former TRH Bldg, Lot Size: 1.50 Acres, Year Built: 2001, Over 6 Million In Sales Including Carry-out, Flexible Regarding Kitchen Improvements  
Frontage: 224 On Highway K, 422 on Mexico Loop Rd (With 2 Curb Cuts), 195 on Mexico Rd, Parking: 80 Spaces Contact: Vince Vatterot with Westwood Net Lease Advisors at [vvatterott@westwoodnetlease.com](mailto:vvatterott@westwoodnetlease.com) 314-406-4543 Jason Simon with Westwood Net Lease Advisors at [jsimon@westwoodnetlease.com](mailto:jsimon@westwoodnetlease.com) 314-435-8027

### Population



**347,433**  
10 Mile Radius

**888,361**  
20 Mile Radius

**1,950,489**  
30 Mile Radius

Source: ESRI®, 2024

### Households



**134,423**  
10 Mile Radius

**352,022**  
20 Mile Radius

**818,401**  
30 Mile Radius

Source: ESRI®, 2024

Building Type:	Retail
Available SF:	7,200
Total SF:	7,200
Sale Price:	\$2,600,000
Lease Rate:	\$30
Last Updated:	Aug 26, 2024

### Economic Development Contact

**Patrick McKeehan**  
CITY OF O'FALLON, MISSOURI  
100 NORTH MAIN STREET  
O'FALLON, MISSOURI 63366  
(636) 379-5510 | [pmckeehan@ofallon.mo.us](mailto:pmckeehan@ofallon.mo.us)

### Realtor/Owner Contact

**Hal Ball**

### Transportation

**Rail Served:** Yes  
**Rail Served By:** Union Pacific Railroad  
**Rail Accessible:** Yes  
**Rail Infrastructure in Place:** Unknown  
**Rail Contact:** Kate M. Betsworth  
**Rail Contact Phone:** 402-544-3237  
**Rail Contact Email:** [kmbetswo@up.com](mailto:kmbetswo@up.com)

### Utilities

**Electric:** Ameren

**Patty Brown | Economic Development Specialist | City of O'Fallon**  
100 North Main Street | O'Fallon, MO 63366 | (636) 379-5530 | [pbrown@ofallon.mo.us](mailto:pbrown@ofallon.mo.us)