

3446 Pheasant Meadow Dr,
O'Fallon, MO 63368

**FREESTANDING RESTAURANT
OPPORTUNITY | 4,688 SF**



PROPERTY HIGHLIGHTS

- \$1,350,000 | 4,688 SF | 1.02 acres
- Full-service restaurant buildout
- Commercial kitchen with 26' hood
- Walk-in cooler and freezer
- 18' bar and outdoor patio
- Office and storage areas
- 51 parking spaces
- FF&E negotiable separately

SPACE DESCRIPTION

Freestanding restaurant property strategically located near MO-364 in O'Fallon. Surrounded by established residential communities and positioned for continued restaurant use or a new concept. FF&E negotiable separately; Bandana's business, name and franchise rights excluded.



For more information, please contact:



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LOCATION BENEFITS:

DIRECTIONS:

Strategically located near MO-364 and Highway K, with convenient access to I-64/US-40. Surrounded by established residential neighborhoods, retail businesses, schools and community amenities, including the O'Fallon Missouri YMCA and Progress West Hospital.

From I-64/US-40, take Exit 9 to Highway K north. Continue approximately 2.3 miles and turn right onto Pheasant Meadow Dr. The property is located near Pheasant Point Elementary and the O'Fallon Missouri YMCA.

LOCATION AT A GLANCE

MO-364	I-64 / US-40	51 SPACES	1.02 ACRES
IMMEDIATE HIGHWAY ACCESS	REGIONAL CONNECTIVITY	ON-SITE PARKING	COMMERCIAL SITE

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PHOTOS



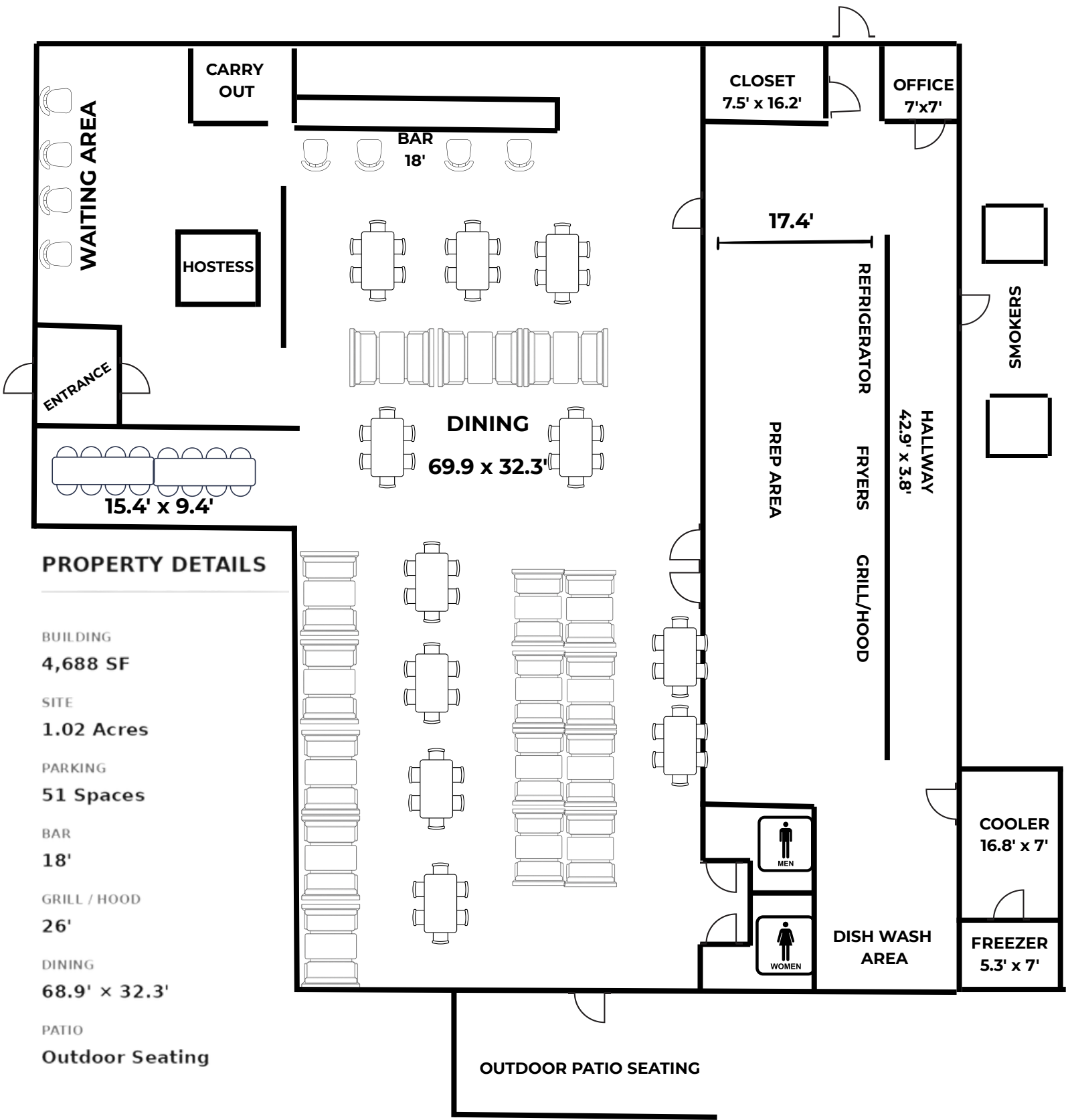
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FLOOR PLAN



68.9' x 32.3'
DINING AREA

42.9' x 3.8'
HALLWAY

16.8' x 7'
COOLER

5.3' x 7'
FREEZER

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VIDEO WALKTHROUGH

FOR SALE

**BANDANA'S
BAR-B-Q**

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NEGOTIABLE**

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