

RETAIL OPPORTUNITY  
**MISSOURI RUSH SPORTS PARK**



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Highways 40 and DD at Winghaven  
*Conceptual Drawing*

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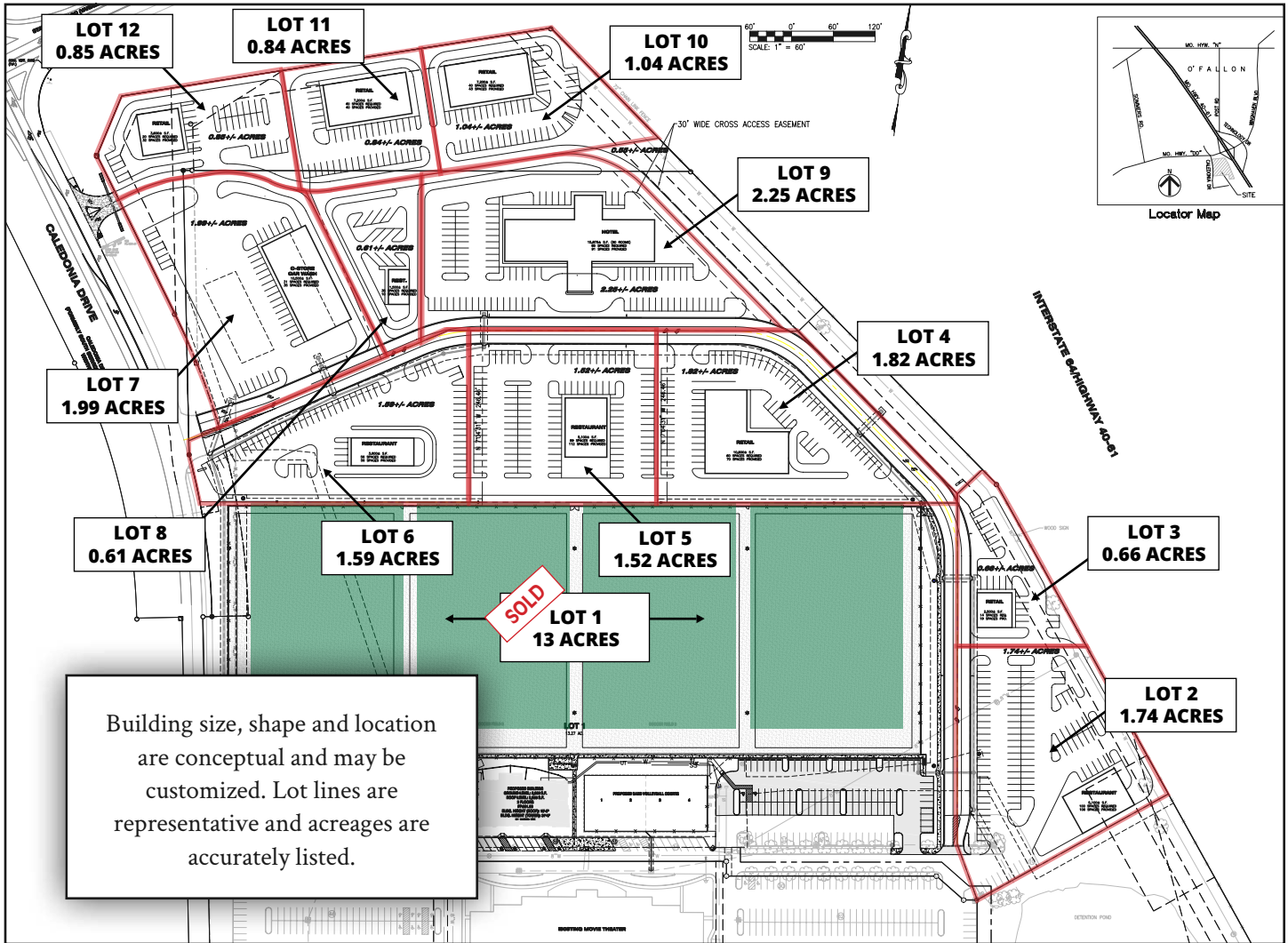


## Park Overview

The all-weather, lit complex features four artificial turf fields and is located at the intersection of Highway 40 and Winghaven exit in O'Fallon, Mo. Future development includes sand volleyball courts, restaurants, hotel opportunities, convenience store and more. The overall design of the 30-acre complex is a family-friendly sports-oriented destination.

## Retail Advantages:

- Excellent access to Highway 40/61
- Easy access from signalized hard-corner intersection
- Adjacent to the Regal Cinemas of O'Fallon featuring 14 screens



***A retail location at the Missouri Rush Sports Park puts your business in a prime location to reach your ideal customer.***

**Customer Reach:**

- 1,700+ players and their families each week
- Tournament play on weekends
- Bookings are at 80% capacity for Spring 2018
- 92,500 daytime population within five-mile radius with nearby companies including Master Card and Progress West Hospital



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## Property Features

- 260 acre mixed-use development
- 131 acres with 582 residential units planned
- 60 acres of office, medical and hospitality
- 23 acres of retail
- Pad sites available for c-store / pharmacy / QSR / grocer / multi-tenant development
- Easy access from signalized hard-corner intersection

## Area Amenities

- Excellent access to I-64 and 53,173 vehicles per day
- Adjacent to the Missouri Rush Sports Park (4 soccer/ lacrosse fields & 4 sand volleyball courts) that will host 1,100 players per week, 600 games per year and multiple tournaments.
- Adjacent to the Regal Cinemas of O’Fallon with 14 screens
- Terrific employee population with the following companies in the immediate area: MasterCard, Progress West Hospital, Fireman’s Fund Insurance and CitiMortgage
- Located in the fastest “home starts” trade area in the St. Louis region with diverse residential options, a vast selection of retail amenities and an excellent school district.
- This trade area and exit will serve the O’Fallon, Lake St. Louis, Dardenne Prairie and Wentzville communities.

## Traffic Counts

- 53,173 VPD on I-64
- 19,008 VPD on Winghaven Blvd / Hwy DD

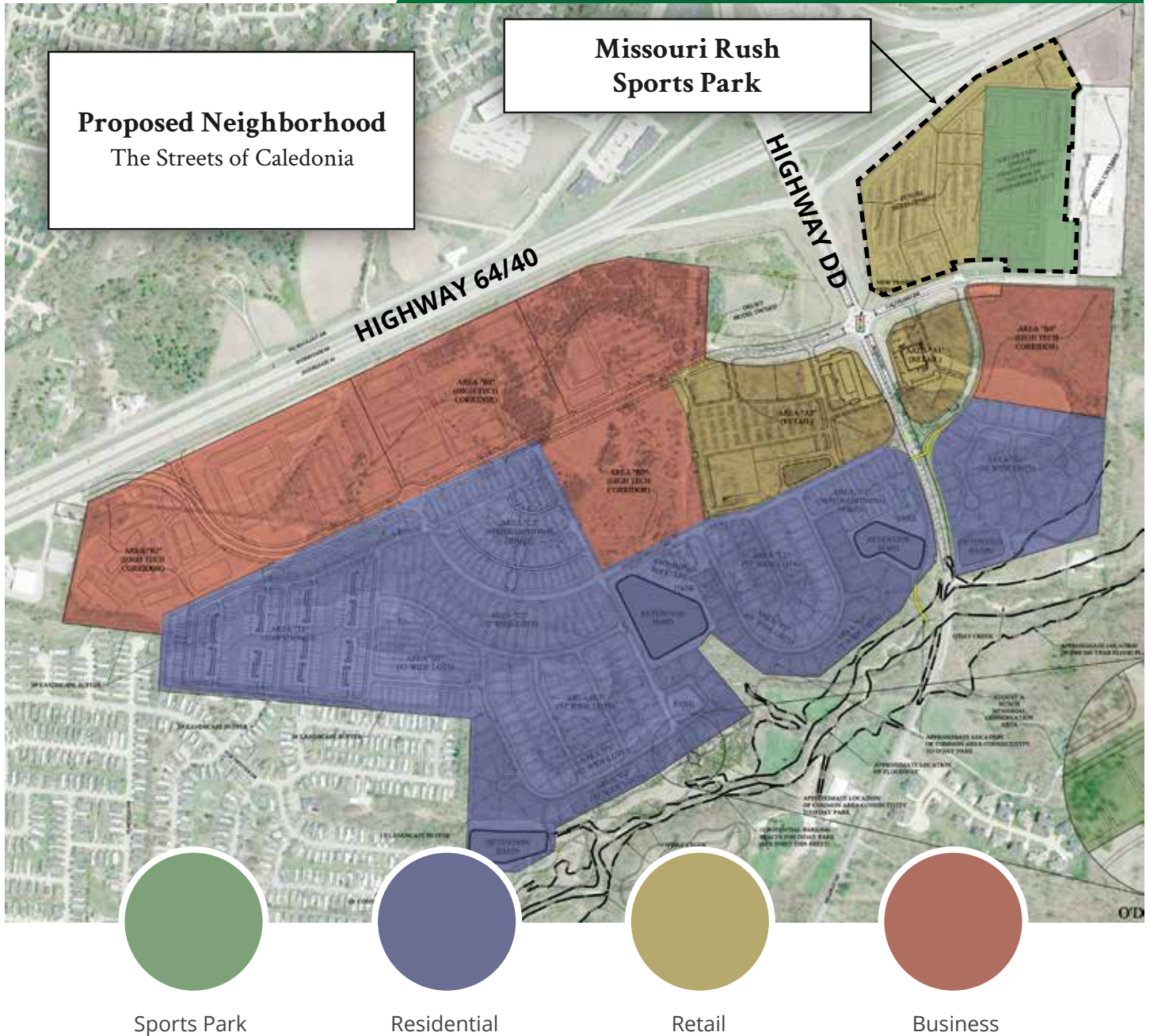
## Pricing

- Sale Price: Contact Broker
- Ground Lease Rate: Contact Broker

## Area Retailers


## Demographics

U. S. Census	1 Mile	3 Miles	5 Miles
Population	4,382	49,466	116,942
Households	1,538	17,159	41,752
Avg HH Inc.	\$106,894	\$108,926	\$102,149
Daytime Pop	4,335	35,579	92,607



For more information,  
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