



FRONTIER PLAZA

SPACE AVAILABLE AT
HIGH TRAFFIC NEIGHBORHOOD CENTER

FRONTIER PLAZA

MARKET OVERVIEW

PLEASE CONTACT: L³ CORPORATION

KYLE STEINER

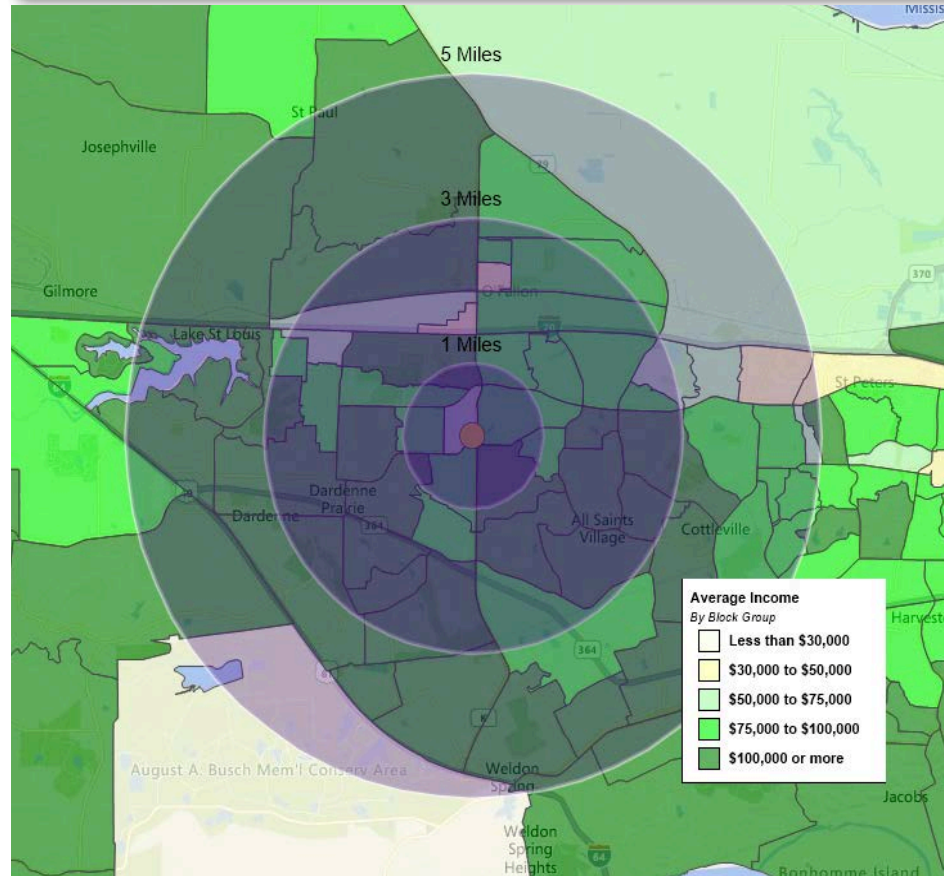
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Established in 1856 and encompassing nearly 30 square miles, O'Fallon is the seventh largest city in Missouri and largest in St. Charles County, with a growing population of approximately 83,000 residents. Money Magazine ranks O'Fallon at No. 24 on 2019 List of America's Top 100 "Best Places to Live." O'Fallon has one of the highest projected rates of increases in employment in the state, top schools, and affordable homes that average just \$170,000 for a three-bedroom. O'Fallon is ranked third for most affordable housing among the top 20 metropolitan areas. Home to nearly 1,500 businesses, O'Fallon's shopping and dining options range from large retail chains to small independent businesses.

O'Fallon is home to Mastercard's Global Technology & Operations Center, which employs over 1,900 people. Other top employers in the area include Citi, True Manufacturing and MEMC Electronic Materials. Progress West Hospital, part of BJC Healthcare, is located in O'Fallon, as well as satellite campuses for Webster University and Lindenwood University. Public infrastructure continues to be a significant city focus, with millions budgeted for the street and road improvement fund.



	1 MI	3 MI	5 MI
POPULATION	14,623	91,313	170,705
HOUSEHOLDS	5,033	31,903	61,124
AVG HH INCOME	\$90,742	\$103,518	\$104,769

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN

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- 1,200 - 5,100 SF AVAILABLE
- PROMINENT FACADE RENOVATION FOR AN INCREASED PRESENCE ALONG BUSTLING HIGHWAY K
- VISIBILITY TO OVER 60,000 VPD
- BUILDING AND PYLON SIGNAGE OPPORTUNITIES



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MARKET AERIAL

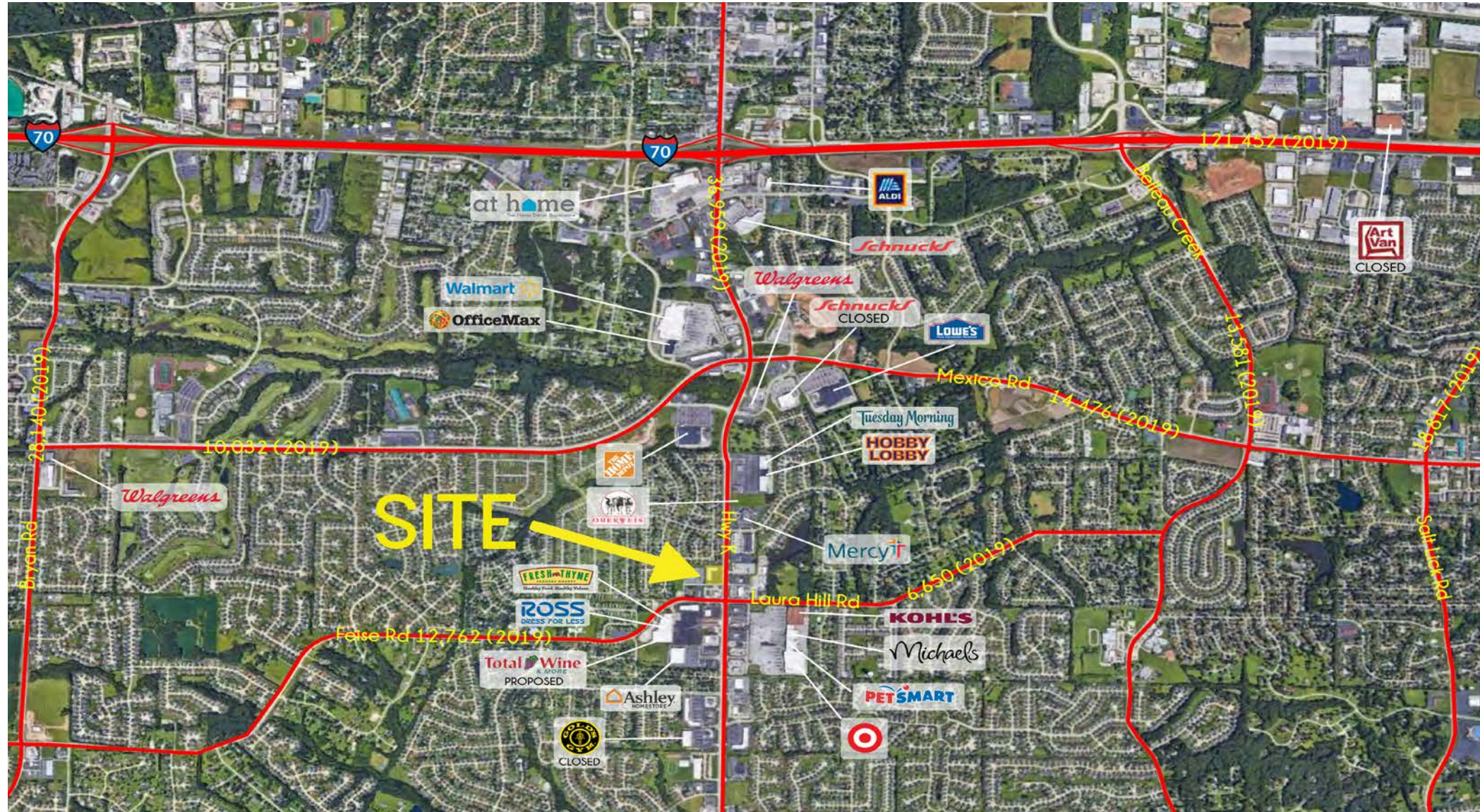
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