



**1,200 SF
AVAILABLE**

FRONTIER PLAZA

2011 STATE HWY K O'FALLON, MO 63366

FORMER KOLACHE QUICK-SERVICE
RESTAURANT SUITE COMING AVAILABLE

FRONTIER PLAZA

DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

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GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

VISIT METRICS JAN 1st, 2023 - DEC 31st, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



53.8K

VISITORS



27.2 K

VISIT FREQUENCY



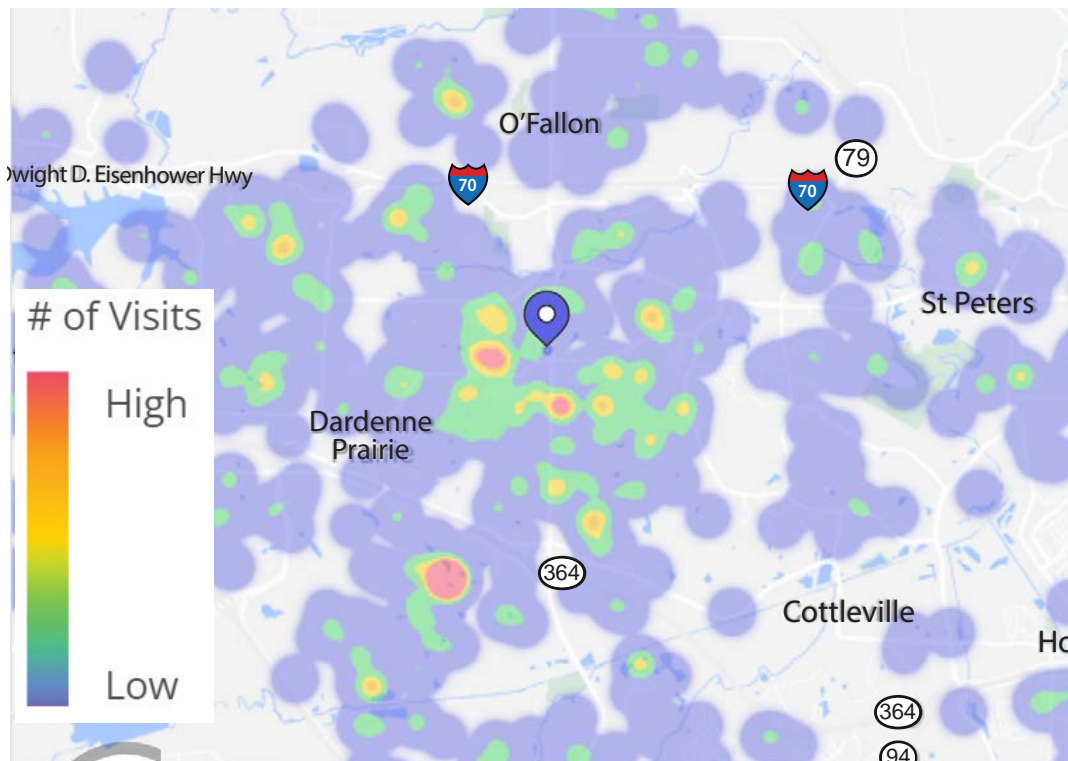
1.98

AVG. DWELL TIME



62 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION		14,623	91,745	173,459
HOUSEHOLDS		5,029	32,064	62,131
AVG HH INCOME		\$98,569	\$109,722	\$112,583



VIEW & DOWNLOAD:

[PLACER.AI REPORT](#)

[DEMO REPORT](#)

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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- 5,100 SF CURRENTLY AVAILABLE AND UP TO 6,300 SF CAN BE MADE AVAILABLE
- 1,200 SF FORMER KOLACHE QUICK-SERVICE RESTAURANT SUITE AVAILABLE SEPTEMBER 1, 2024
- 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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