



**WELCOME  
NEW  
TENANT**



**UP TO  
5,100 SF**



**MOOYAH**  
Burgers • Fries • Shakes

**LADY JANE'S**  
HAIR CUTS FOR MEN

**PARADISE  
MASSAGE**

**Wendy's**

**Liberty's**

**PHOTOFACTORY**

**NESCO**



## FRONTIER PLAZA

2011 STATE HWY K O'FALLON, MO 63366

5,100 SF OF SPACE AVAILABLE



# FRONTIER PLAZA

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

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GO TO:

SITE PLAN

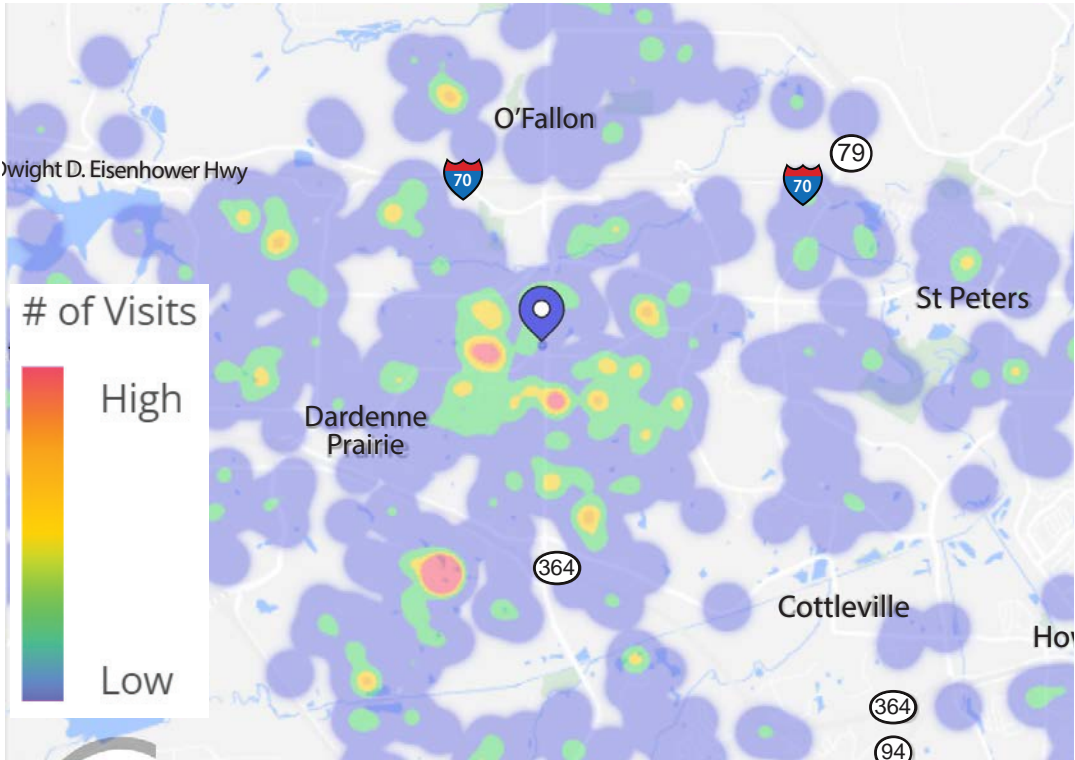
MARKET AERIAL

### VISIT METRICS




JULY 1<sup>st</sup>, 2024 - JUNE 30<sup>th</sup>, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
111 K	55 K	1.99	43 MIN

### HEAT MAP • PER PLACER.AI



### POPULATION ANALYSIS

		1 MILE	3 MILES	5 MILES
POPULATION		13,422	88,661	171,057
HOUSEHOLDS		4,911	32,593	63,879
AVG HH INCOME		\$95,072	\$108,283	\$110,358



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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- FLEXIBLE SPACES AVAILABLE UP TO 5,100 SF
- PROMINENT FACADE RENOVATION FRONT-FACING BUSTLING HIGHWAY K NEAR FIESE ROAD AND HIGHWAY K INTERSECTION
- VISIBILITY TO OVER 45,000 VPD
- BUILDING AND PYLON SIGNAGE OPPORTUNITIES



SUITE 2011 VIRTUAL  
WALKTHROUGH:



SUITE 2009 VIRTUAL  
WALKTHROUGH:





# FRONTIER PLAZA

## PHOTOS

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TOWER SIGNAGE  
AVAILABLE

YOUR  
SIGN  
HERE

SIGNAGE  
AVAILABLE

YOUR SIGN HERE

**MOOYAH**  
Burgers • Fries • Shakes

FRONTIER PLAZA

**MOOYAH**

LIBERTY TAX  
**MASSAGE**

cricket  
wireless

Nancy's  
CHICAGO  
PIZZA

LADY JANE'S  
HAIRCUTS FOR MEN

PRETZEL  
FACTORY

YOUR SIGN HERE

NESCO  
RESOURCE

NESCO  
RESOURCE



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