



**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

PHOTOGRAPHY

NESCO



FRONTIER PLAZA

2011 STATE HWY K O'FALLON, MO 63366

5,100 SF OF SPACE AVAILABLE

FRONTIER PLAZA

DEMOGRAPHICS

PLEASE CONTACT:
LAYLA MABIE
314.282.9883 (DIRECT)
314.399.0282 (MOBILE)
LAYLA@L3CORP.NET

L³ CORPORATION
KYLE STEINER
314.282.9835 (DIRECT)
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GO TO:

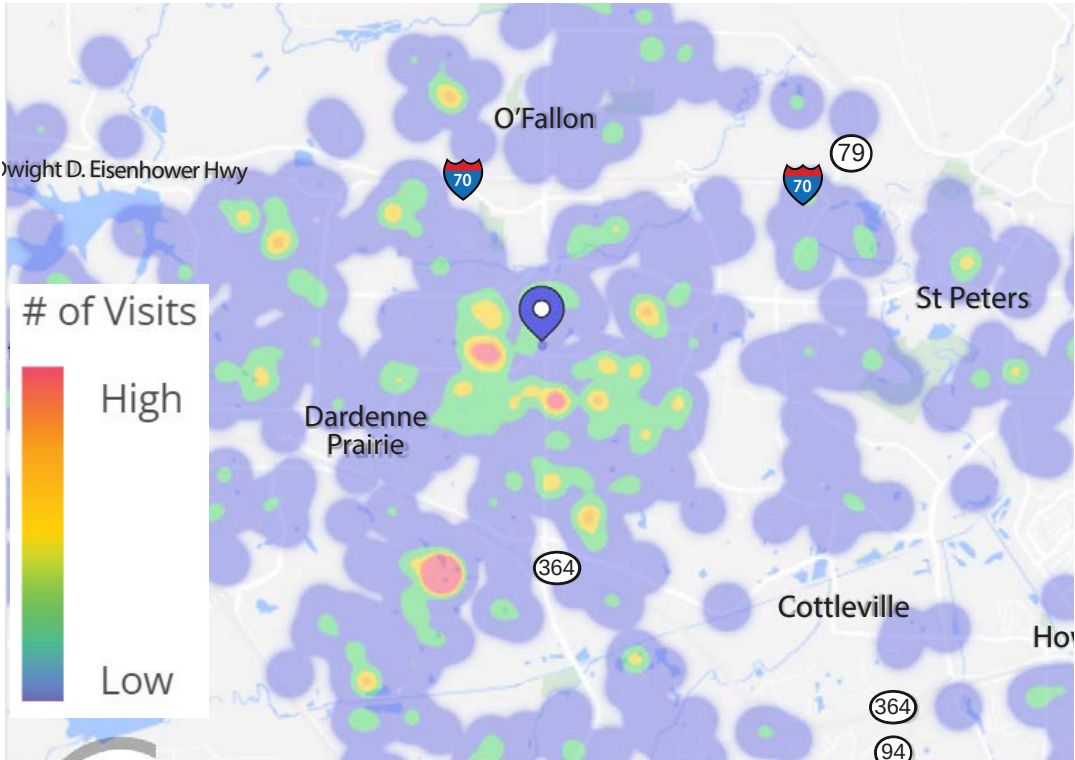
SITE PLAN

MARKET AERIAL

VISIT METRICS JULY 1st, 2024 - JUNE 30th, 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

		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
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

FRONTIER PARK DRIVE



SUITE 2011 VIRTUAL
WALKTHROUGH:



SUITE 2009 VIRTUAL
WALKTHROUGH:



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PHOTOS

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TOWER SIGNAGE
AVAILABLE

YOUR
SIGN
HERE

SIGNAGE
AVAILABLE

YOUR SIGN HERE



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