



**LEASE PENDING**



## FRONTIER PLAZA

2011 STATE HWY K O'FALLON, MO 63366

FLEXIBLE SPACE LAYOUTS AVAILABLE  
AT HIGH TRAFFIC NEIGHBORHOOD CENTER

# FRONTIER PLAZA

## DEMOGRAPHICS

PLEASE CONTACT:

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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 MAR 1<sup>st</sup>, 2022 - FEB 28<sup>th</sup>, 2023 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR



55.5 K

VISITORS



26.2 K

VISIT FREQUENCY



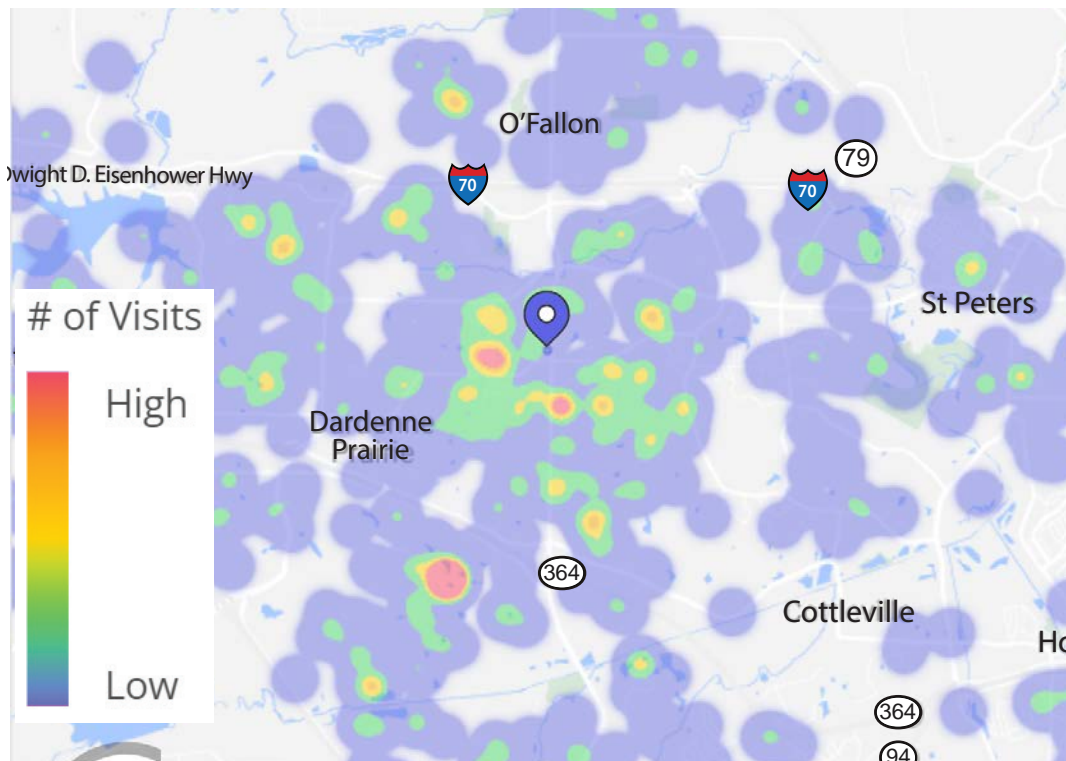
2.12

AVG. DWELL TIME



62 MIN

## HEAT MAP • PER PLACER.AI



## POPULATION ANALYSIS

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



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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## SITE PLAN

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- UP TO 6,300 SF OF SPACE CAN BE MADE AVAILABLE
- PROMINENT FACADE RENOVATION FOR AN INCREASED PRESENCE ALONG BUSTLING HIGHWAY K
- VISIBILITY TO OVER 54,000 VPD
- BUILDING AND PYLON SIGNAGE OPPORTUNITIES





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## MARKET AERIAL

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