



YOUR LOGO HERE



FRONTIER PLAZA

2011 STATE HWY K O'FALLON, MO 63366

UP TO 5,100 SF OF FLEXIBLE CORNER SPACE
CUSTOMIZABLE TO FIT YOUR SPECIFICATIONS

FRONTIER PLAZA

DEMOGRAPHICS

PLEASE CONTACT:

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L³ CORPORATION

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GO TO:

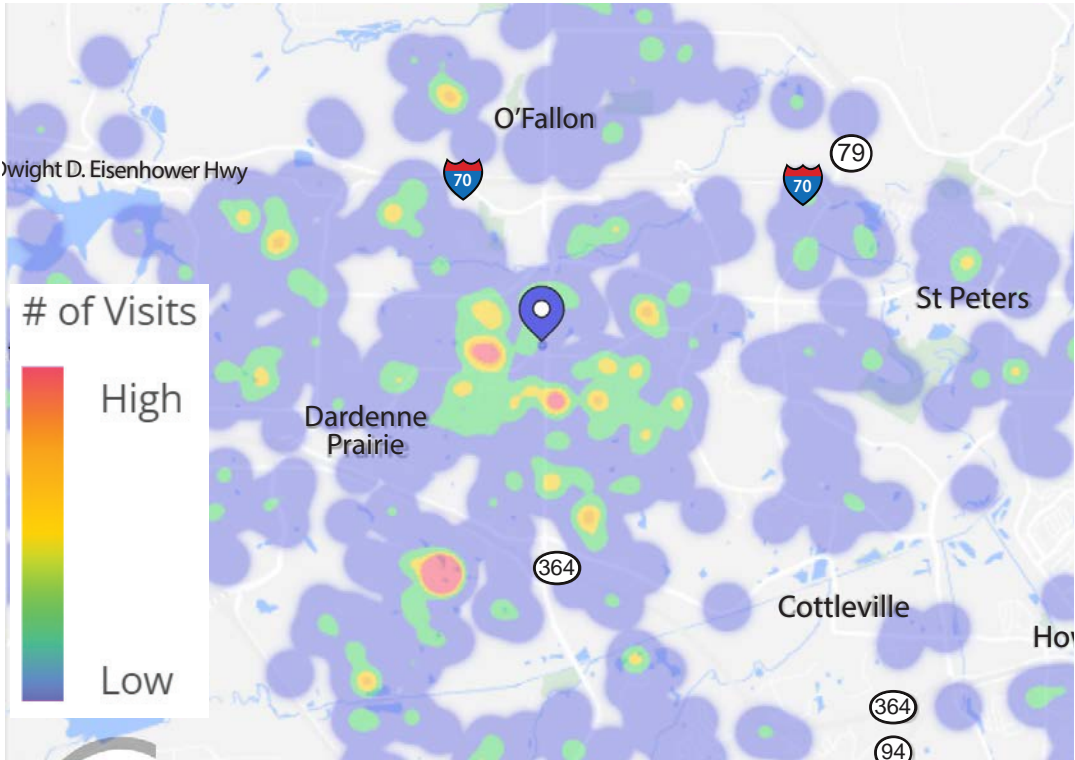
- PHOTOS
- SITE PLAN
- MARKET AERIAL

VISIT METRICS




DEC 1st, 2024 - NOV 30th, 2025 • DATA PROVIDED BY PLACER.AI

VISITS/YEAR	VISITORS	VISIT FREQUENCY	AVG. DWELL TIME
			
156 K	73 K	2.15	37 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

POPULATION		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		13,422	88,661	171,057
HOUSEHOLDS		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		4,911	32,593	63,879
AVG HH INCOME		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
		\$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. Th 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.

FRONTIER PLAZA

PHOTOS - SUITES 2009 & 2011

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YOUR BUSINESS. YOUR SPECS. CUSTOM CORNER SPACE UP TO 5,100 SF.



SUITE 2011:

LANDLORD READY TO FINALIZE
WHITEBOX PER TENANT SPECS

SUITE 2009:

FRESHLY WHITEBOXED FEATURING:

TWO NEW 5-TON HVAC UNITS
WITH SPIRAL DUCTWORK

TWO NEW BATHROOMS

MULTIPLE REAR ACCESS DOORS



SUITE 2009

VIRTUAL WALKTHROUGH:



SUITE 2011

VIRTUAL WALKTHROUGH:



SUITE 2009

SUITE 2011

FRONTIER PLAZA

SITE PLAN

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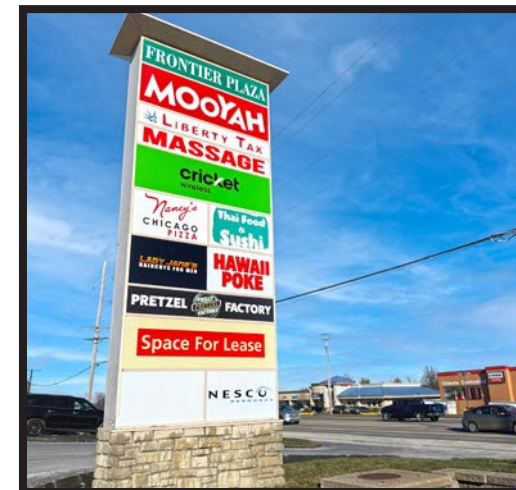
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- UP TO 5,100 SF CONTINUOUS CORNER SPACE
- DELIVERED IN VANILLA SHELL AND WHITE-BOX CONDITION
- LANDLORD TI AVAILABLE TO SUPPORT UNIFIED DESIGN
- PROMINENT HIGHWAY K EXPOSURE (45,000 VPD)
- FACADE AND PYLON SIGNAGE AVAILABLE



FRONTIER PARK DRIVE

CAN BE
COMBINED
TO 5,100 SF

HIGHWAY K (45,001 VPD)

MARKET AERIAL

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