



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:

L³ CORPORATION

LAYLA MABIE

KYLE STEINER

314.282.9838 (DIRECT)

314.282.9835 (DIRECT)

314.399.0282 (MOBILE)

314.313.6323 (MOBILE)

LMABIE@L3CORPORATION.COM

KSTEINER@L3CORPORATION.COM

GO TO:

PHOTOS

SITE PLAN

MARKET AERIAL

VISIT METRICS

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

VISITS/YEAR



156 K

VISITORS



73 K

VISIT FREQUENCY



2.15

AVG. DWELL TIME



37 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

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



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

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

SUITE 2009

SUITE 2011

VIRTUAL WALKTHROUGH:



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SITE PLAN

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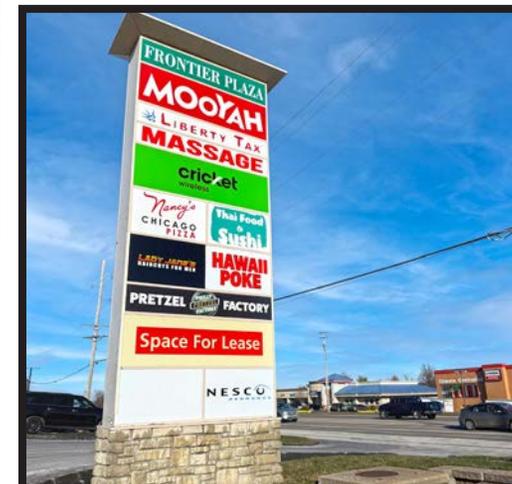
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- UP TO 5,100 SF CONTINUOUS CORNER SPACE
- DELIVERED IN VANILLA SHELL AND WHITE-BOX CONDITION
- LANDLORD TI AVAILABLE TO SUPPORT UNIFIED DESIGN
- PROMINENT HIGHWAY K EXPOSURE (46,724 VPD)
- FACADE AND PYLON SIGNAGE AVAILABLE



FRONTIER PARK DRIVE



HIGHWAY K (46,724 VPD)

CAN BE COMBINED TO 5,100 SF

AVAILABLE SUITE 2011
2,700 SF

AVAILABLE SUITE 2009
2,400 SF

MOOYAH
BURGERS · PIES · SHAKES

LADY JAY'S
HAIRCUTS FOR MEN

Paradise Spa

Thai Massage

LIBERTY TAX

NESCO

Nancy's
CHICAGO PIZZA

cricket
wireless

MILAN
Lower Hour Remodel

HAWAII POKE

HAWAII POKE

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MARKET AERIAL

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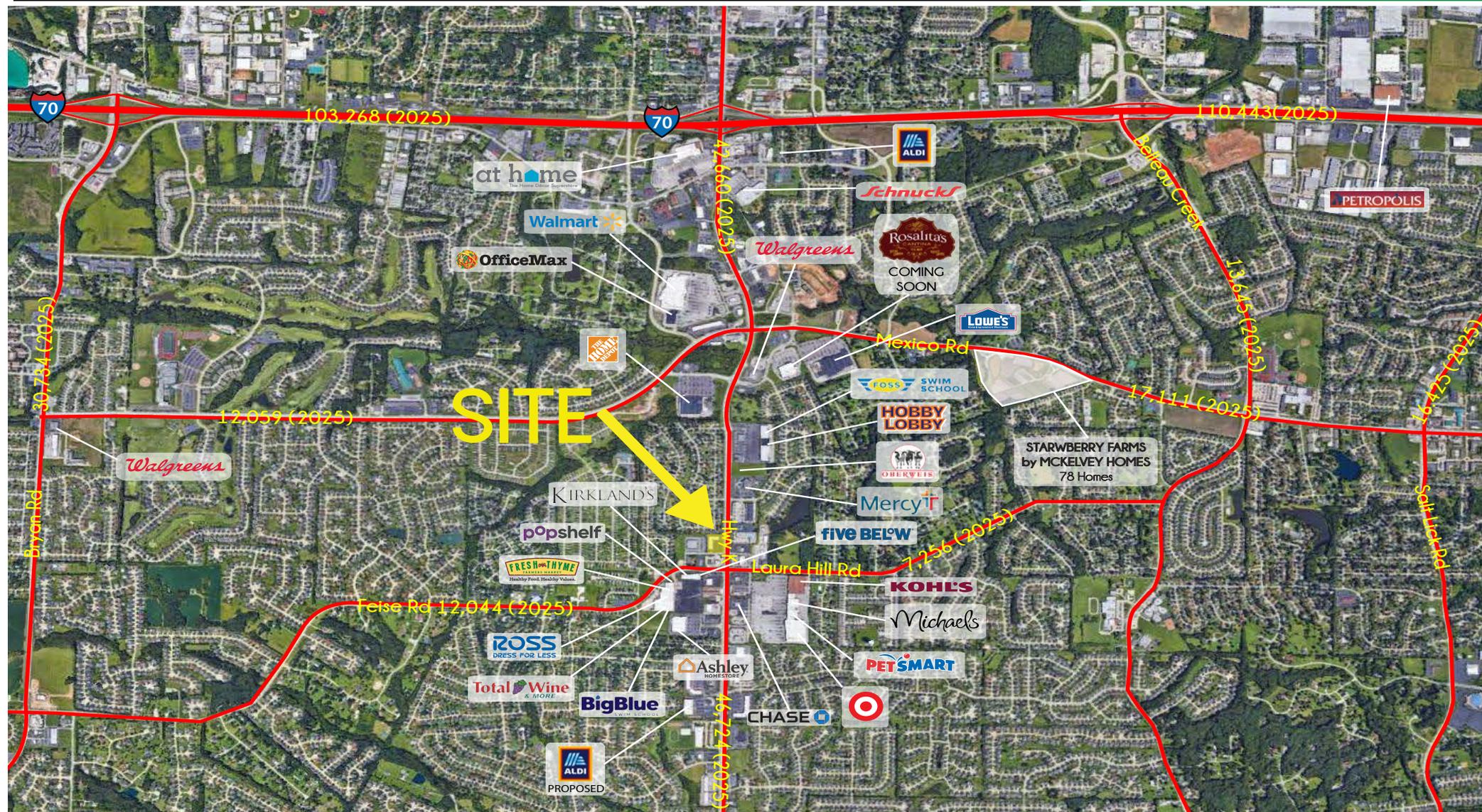
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