



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

## PHOTOS - SUITES 2009 & 2011

PLEASE CONTACT:

L<sup>3</sup> 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

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:



# FRONTIER PLAZA

## SITE PLAN

PLEASE CONTACT:

L<sup>3</sup> 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



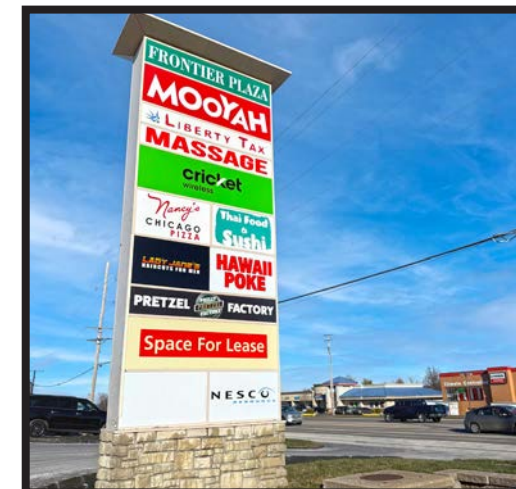
## POPULATION ANALYSIS

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

VIEW & DOWNLOAD:

**DEMO REPORT**

- 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 PLAZA

## MARKET AERIAL

PLEASE CONTACT:

L<sup>3</sup> CORPORATION

LAYLA MABIE

KYLE STEINER

314.282.9838 (DIRECT)

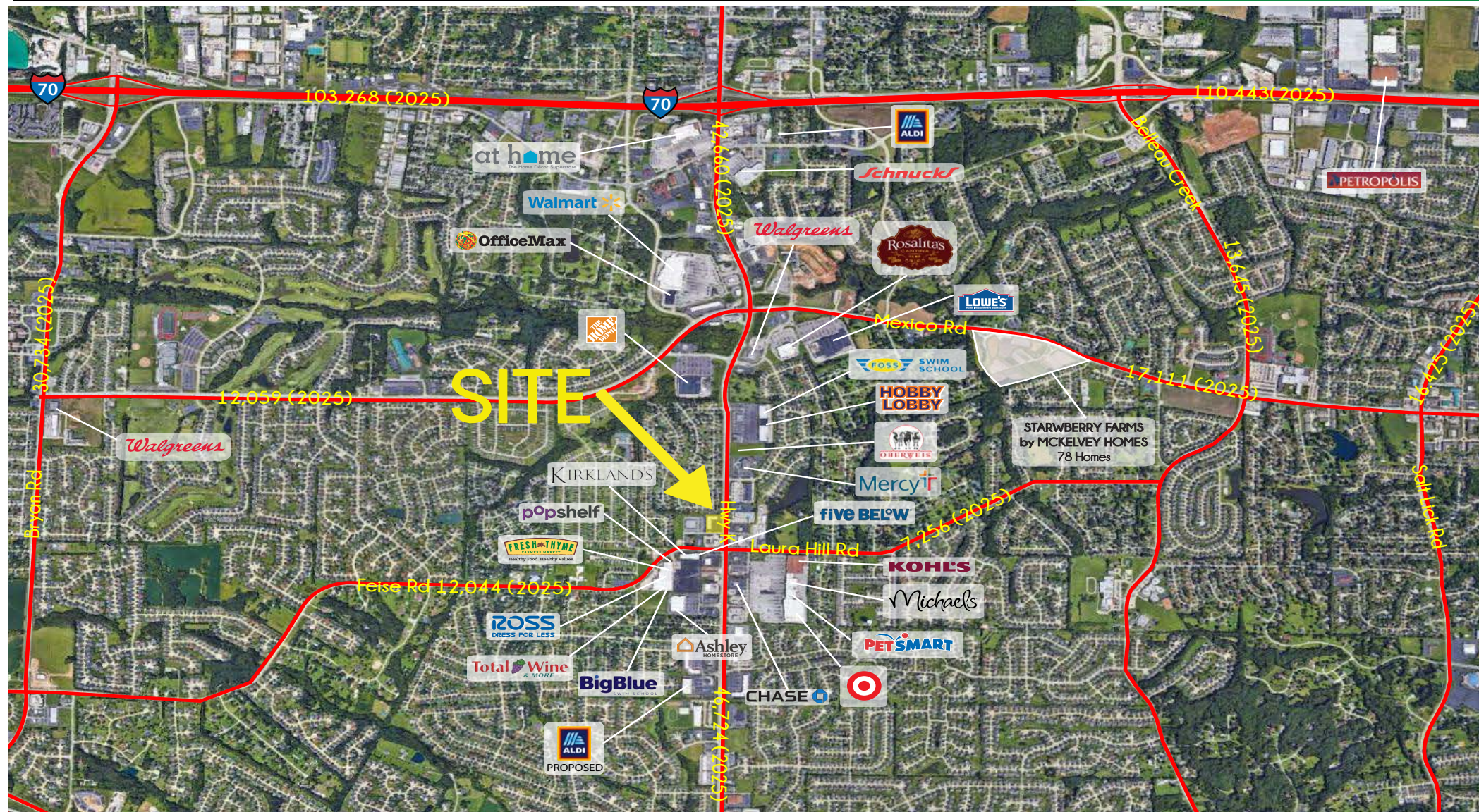
314.282.9835 (DIRECT)

314.399.0282 (MOBILE)

314.313.6323 (MOBILE)

LMABIE@L3CORPORATION.COM

KSTEINER@L3CORPORATION.COM



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.