

3

COMING SOON!  
**MOOYAH**  
BURGERS · FRIES · SHAKES



UP TO  
5,100 SF



YOUR  
SIGN  
HERE

**XTEAM**  
RETAIL ADVISORS

# FRONTIER PLAZA

2011 STATE HWY K O'FALLON, MO 63366

5,100 SF OF SPACE AVAILABLE

# FRONTIER PLAZA

## DEMOGRAPHICS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

HYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

HYLE@L3CORP.NET

GO TO:

[SITE PLAN](#)

[MARKET AERIAL](#)

## VISIT METRICS

DEC 1<sup>st</sup>, 2023 - NOV 30<sup>th</sup>, 2024 • DATA PROVIDED BY PLACER.

VISITS/YEAR



76.8 K

VISITORS



38.5 K

VISIT FREQUENCY



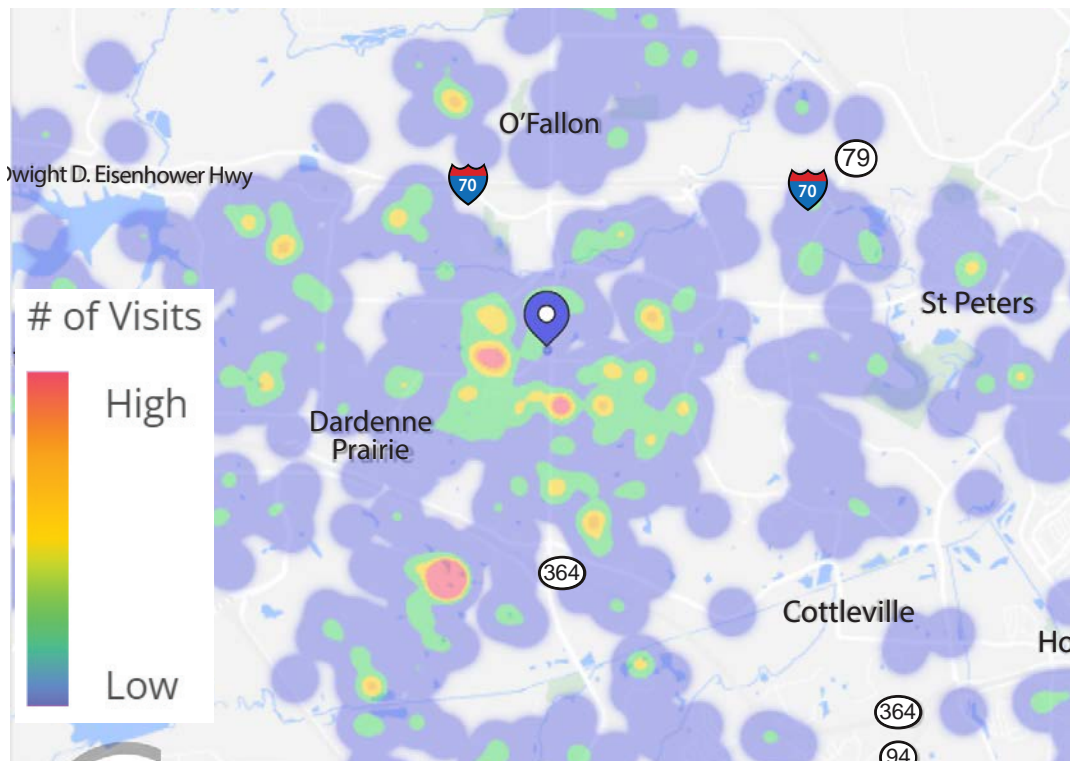
2.06

AVG. DWELL TIME



35 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

## SITE PLAN

PLEASE CONTACT: **L<sup>3</sup> CORPORATION**  
ALANA MOYLAN | KYLE STEINER  
314.282.9830 (DIRECT) | 314.282.9835 (DIRECT)  
314.495.5013 (MOBILE) | 314.313.6323 (MOBILE)  
ALANA@L3CORP.NET | KYLE@L3CORP.NET



- 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 46,000 VPD
- BUILDING AND PYLON SIGNAGE OPPORTUNITIES



# FRONTIER PLAZA

## PHOTOS

PLEASE CONTACT:

ALANA MOYLAN

314.282.9830 (DIRECT)

314.495.5013 (MOBILE)

ALANA@L3CORP.NET

L<sup>3</sup> CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

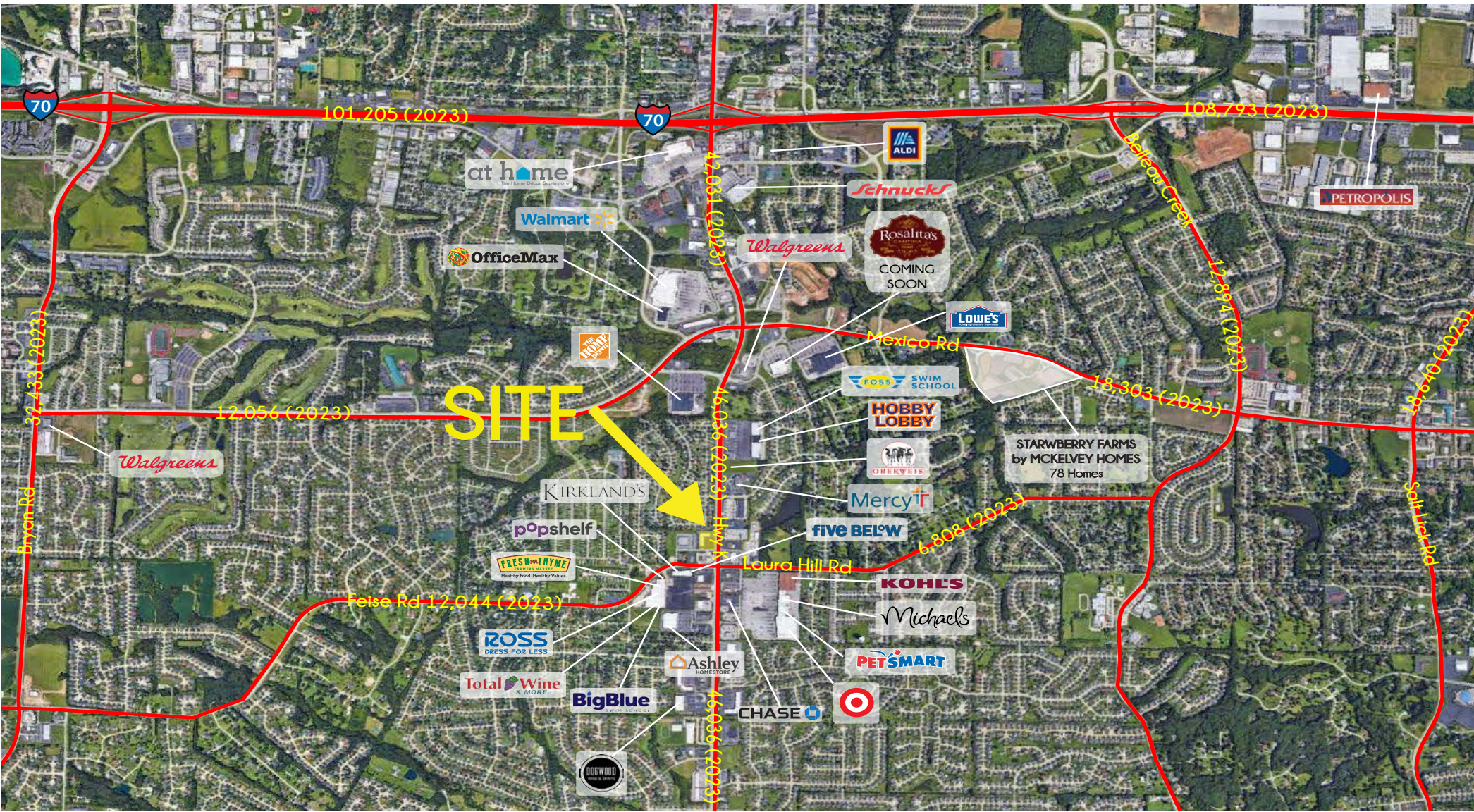
KYLE@L3CORP.NET



# FRONTIER PLAZA

## MARKET AERIAL

PLEASE CONTACT: **L<sup>3</sup> CORPORATION**  
 ALANA MOYLAN | KYLE STEINER  
 314.282.9830 (DIRECT) | 314.282.9835 (DIRECT)  
 314.495.5013 (MOBILE) | 314.313.6323 (MOBILE)  
 ALANA@L3CORP.NET | KYLE@L3CORP.NET



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.