REALTY EXCHANGE®
Multi-Family Investment Specialists
Commercial Group

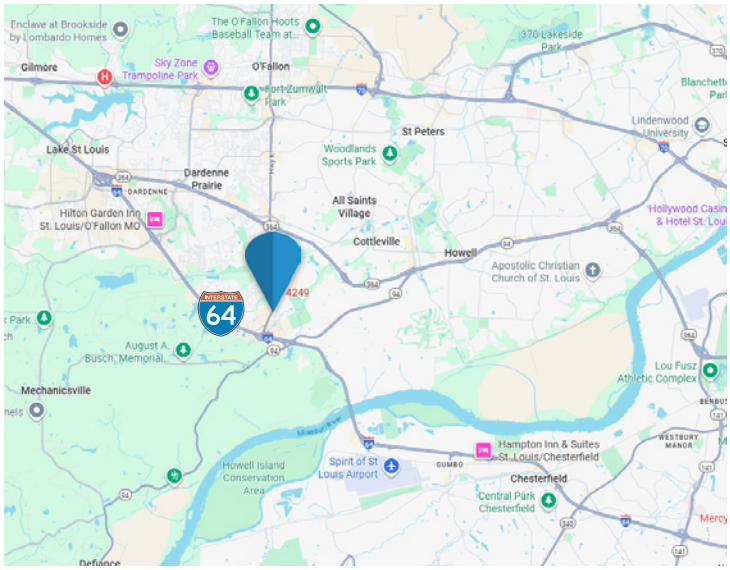
THE PROPERTY

FOR LEASE

4249-4279 Keaton Crossing Blvd
O'Fallon, MO 63368

- Prime 35,959 SF retail center in the heart of O'Fallon, MO
  - Unit 4263 - 1,470 SF Available
- Excellent visibility and frontage along Keaton Crossing Blvd
- Surrounded by strong residential growth and established neighborhoods
- Convenient access to major thoroughfares including Hwy K and I-64/40

$18.50/SF + NNN



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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

Summary

The Offering

Realty Exchange has been retained as the exclusive agent to represent the aforementioned 4249-4279 Keaton Crossing Blvd., O'Fallon, MO 63368.

Investment Highlights

- Prime retail location in the heart of O'Fallon, MO
- Excellent visibility and frontage along Keaton Crossing Blvd
- Surrounded by strong residential growth and established neighborhoods
- Convenient access to major thoroughfares including Hwy K and I-64/40
- Mix of national and local co-tenants driving consistent foot traffic
- Ideal for retail, service, or professional office users
- High-income demographics and strong consumer spending in the surrounding trade area
- Well-maintained property with modern façade and signage opportunities

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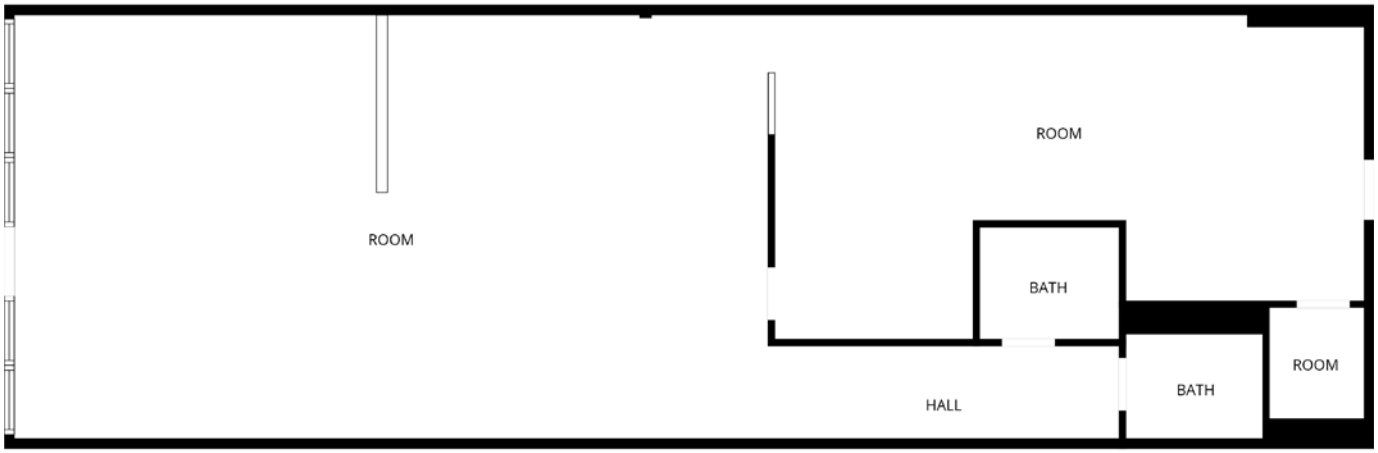
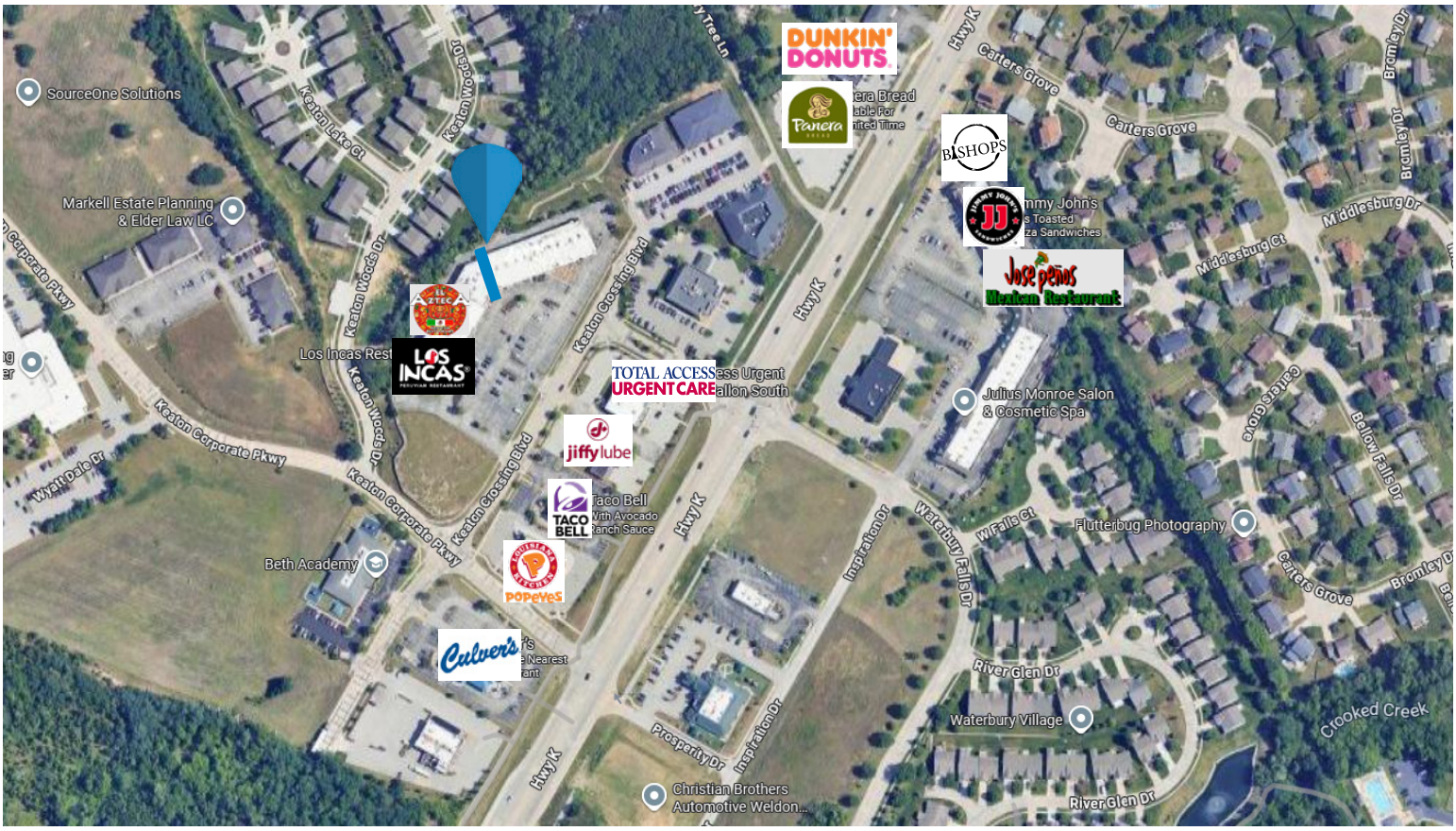
THE PROPERTY

4259 Keaton
1,470 SQ FT



Location



Demographics	1 Mile	3 Mile	5 Mile
Population	5,710	34,523	98,338
Households	2,136	12,548	35,617
Average Household Income	$170,705	$155,399	$147,553
Traffic Volume	32,545	61,031	97,799

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Demographics

2,136
HOUSEHOLDS

5,710
POPULATION

2.82
AVERAGE HOUSEHOLD SIZE

$170,705
AVERAGE HOUSEHOLD INCOME

$397,004
AVERAGE HOUSING VALUE

98.6%
EMPLOYMENT

81.4%
WHITE COLLAR WORKERS

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