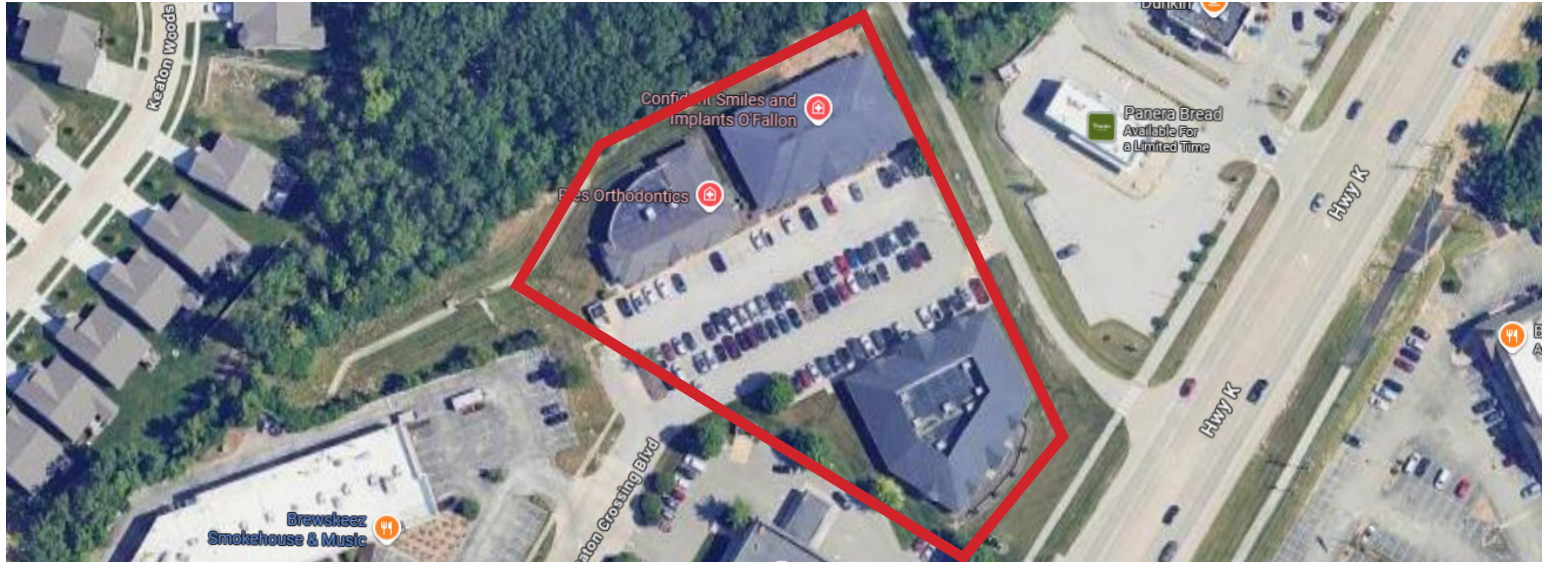
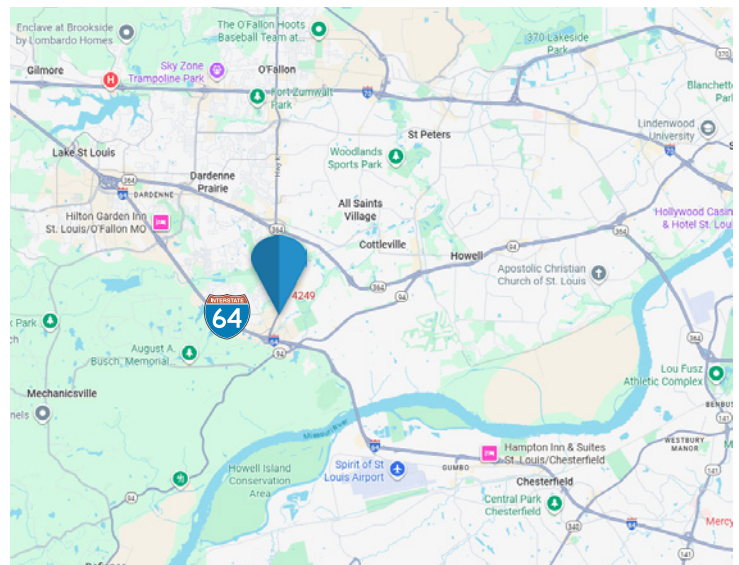


FOR LEASE

4122-4142 Keaton Crossing Blvd
O'Fallon, MO 63368



- Premier office/medical space in the desirable Keaton Crossing development
- Conveniently located near Highway K and I-64/40 for easy regional access
- Surrounded by strong residential communities and established commercial amenities
- Ideal for medical, dental, or professional office users



Call for Pricing

Ken Wedberg

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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 4122-4142 Keaton Crossing Blvd., O'Fallon, MO 63368.

Investment Highlights

- Premier office/medical space in the desirable Keaton Crossing development
- Conveniently located near Highway K and I-64/40 for easy regional access
- Surrounded by strong residential communities and established commercial amenities
- Ideal for medical, dental, or professional office users
- Modern construction with flexible suite configurations
- Abundant natural light and professional exterior design
- Strong demographics and growing population in O'Fallon's high-demand corridor
- Ample parking and easy access for patients and clients

Building 4132		
Unit	SQ FT	
4132-201	3,000	Psychiatric Care & Research
4132-202	1,819	Ries Orthodontics
4132-204	1,400	AVAILABLE

Building 4142		
Unit	SQ FT	
4142-101	2,498	Family Life Counseling
4142-102	3,552	O'Fallon Family Eye Care
4142-103	2,492	VACANT
4142-104	1,419	Emergent Learning
4142-105	2,492	AVAILABLE

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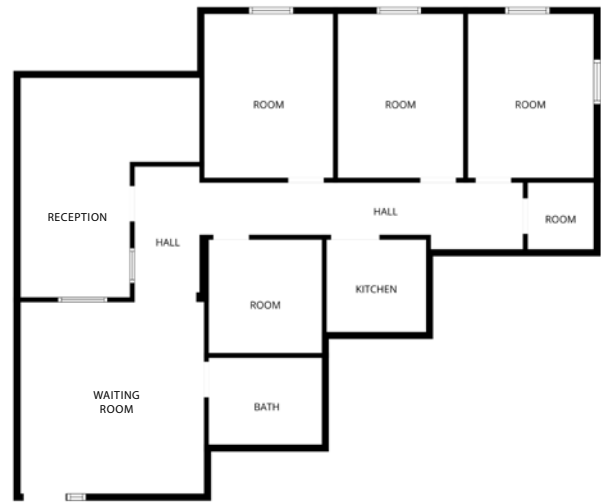
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**4132 Keaton
204
1,400 SQ FT**



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**4142 Keaton
105
2,492 SQ FT**



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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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