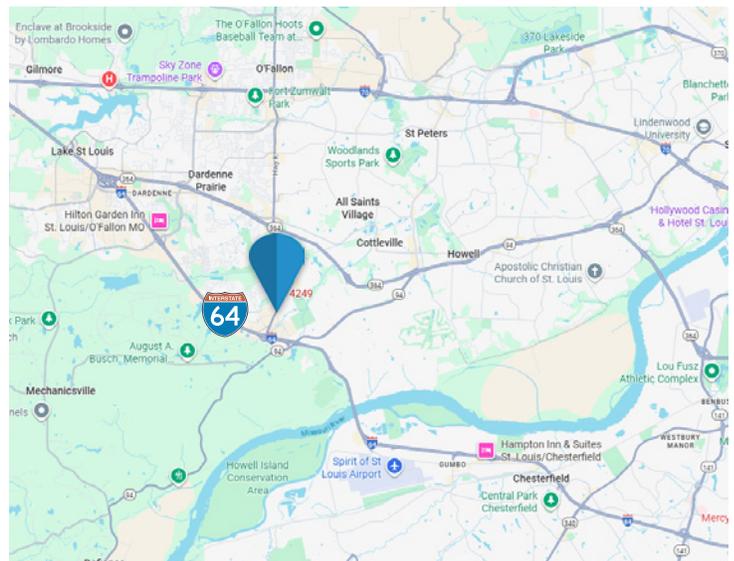


FOR LEASE

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

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Sam Vandergriff

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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.

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

Available Spaces

Building 4132	
Unit	SQ FT
4132-204	1,400

Building 4142	
Unit	SQ FT
4142-105	2,492
4142-106	1,320
4142-106 B	1,567

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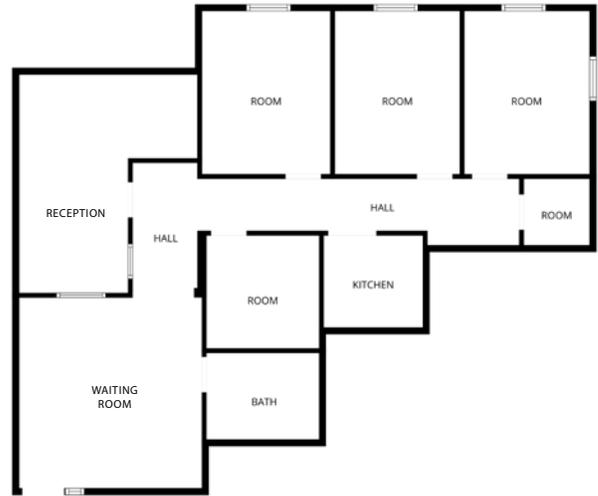
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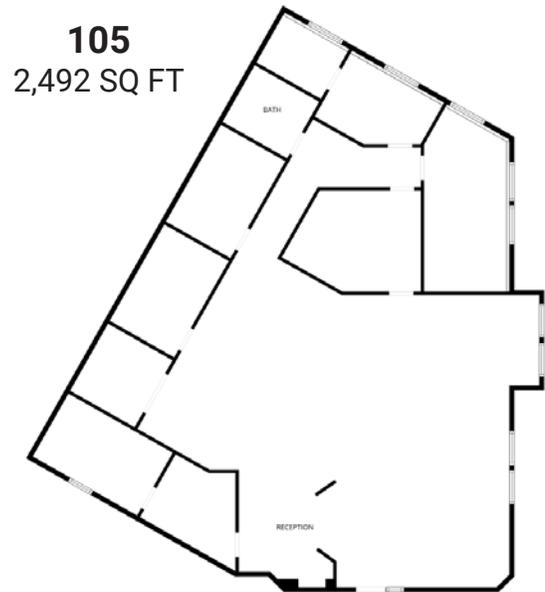
**4132 Keaton
204
1,400 SQ FT**



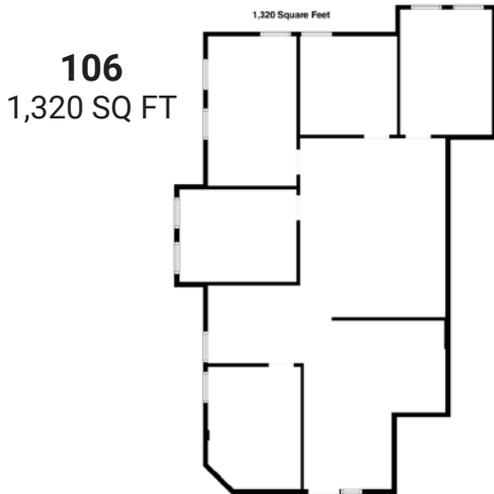
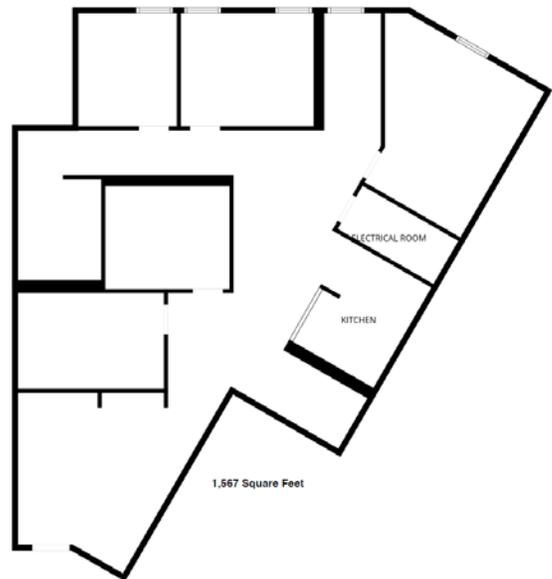
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4142 Keaton



106 B
1,567 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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