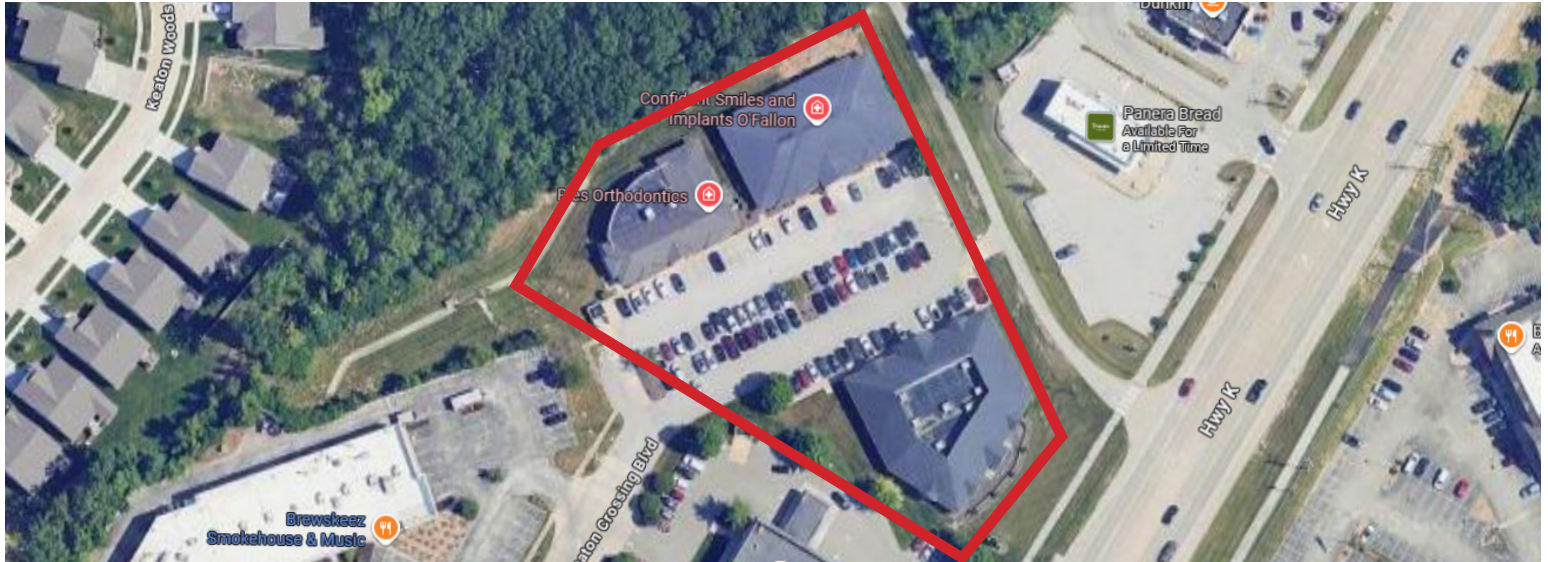
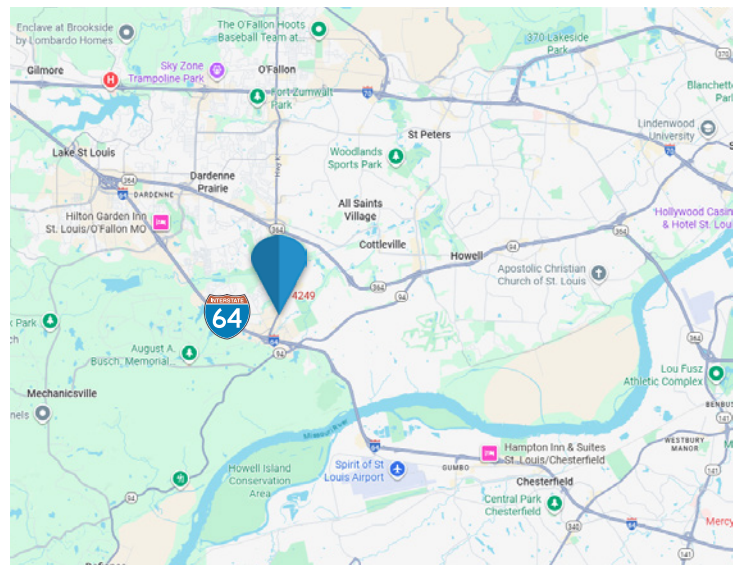


FOR LEASE

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

Office: 314-446-7540

Cell: 314-374-6670

wedberg@realtyexchangeweb.com

Sam Vandergriff

Office: 314-647-0130 ext. 4055

Cell: 314-307-9336

vandergriff@realtyexchangeweb.com

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 4122		
Unit	SQ FT	
4122-101	2,490	Confident Smiles
4122-102	3,056	ELPIS Pain Management
4122-105	915	Dynamic Life Chiropractic
4122-106	1,679	Dot Com Products Inc.
4122-106B	408	AVAILABLE

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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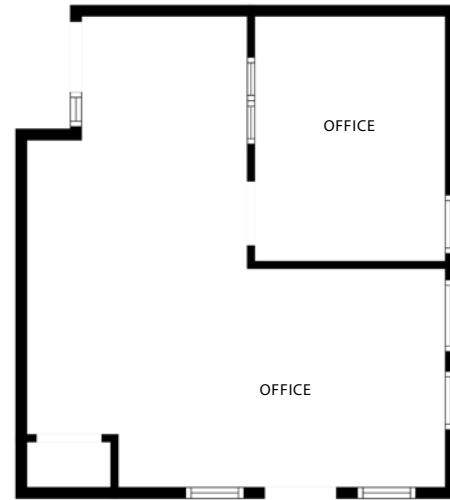
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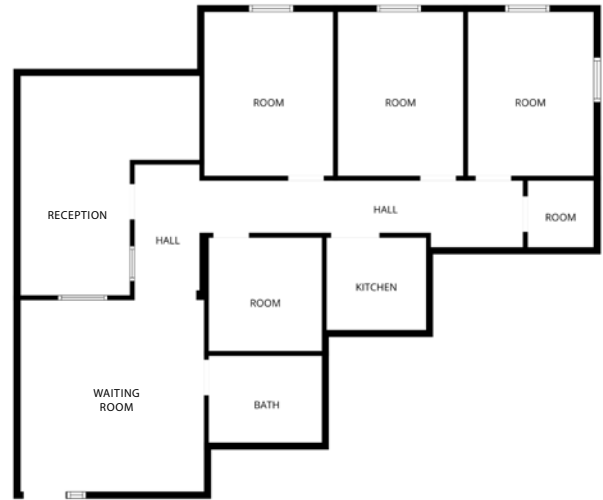
**4122 Keaton
106
408 SQ FT**



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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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