

Shopping Center at Yateem Legacy

Building & Site Specifications:

Location:	4249-4299 Keaton Crossing Blvd, O'Fallon, MO 63368
Existing SF:	28,029 Sq. Ft.
Site Area:	4.44 acres±
Building Area:	44,118 Sq. Ft.± (with future expansion)
Ceiling Heights:	14-18 Ft.
Exterior Walls:	Masonry/Frame
Fire Protection:	Sprinkled
HVAC:	Individual Package Units
Electrical:	220 amp/ Individual Services
Lighting:	Per Plan
Parking:	5.5:1000/Lighted/Asphalt
Zoning:	C-2
Availability:	Up to 7,100± SF Currently Available
Price From:	\$14.00 per Sq. Ft. NNN



Now Leasing

Signalized Intersection

Space available from:
3,003 SF

5.5/1,000 Parking Ratio

Lease Rates start from:
\$14 SF

Lease Terms: NNN

Highway K Corridor



Property Information

- Busy Highway location at Highway K & Highway 40, O'Fallon, MO
- 1/2 mile from Citi Corp headquarters, which is the largest employer in St. Charles county with over 3,500 employees.
- Close to two newly constructed hotels, StayBridge Suites and Holiday Inn
- Progress West Hospital is approximately 1/2 mile from Yateem. It is a 72 bed, full-service hospital with 300+ employees.

Area Businesses include:

Arby's	Brewskee's Sports Bar & Grill
Cracker Barrel	Culvers Restaurant
Culpeppers Restaurant	QuikTrip
Subway	Thai Gourmet
Nara Sushi	West Community Credit Union

Jim Reisch

(636)300-0222 office

(314)799-7739 mobile

Reisch Haley
Properties



P.O. Box 118

Cottleville, MO 63368

636-300-0222 Office

636-300-0224 Fax

www.reischchaley.com

jim@reischco.com

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