

NEW KIRKSVILLE, MO RETAIL DEVELOPMENT



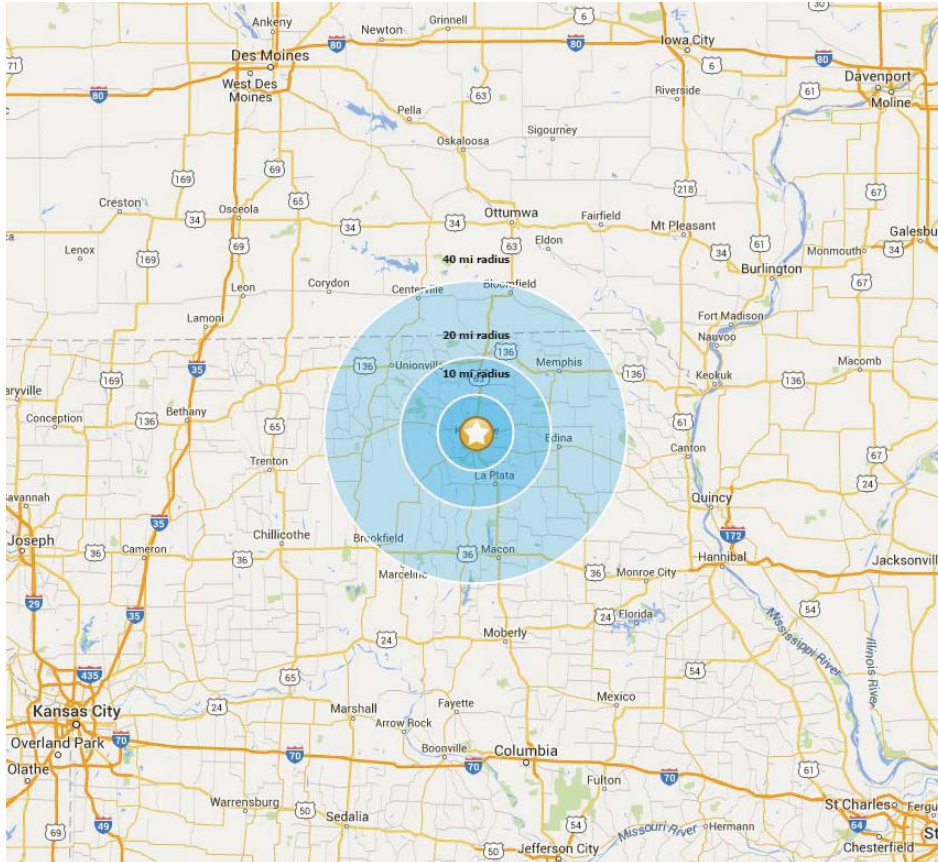
NWC N. BALTIMORE ST. & HIGHWAY 6 . KIRKSVILLE . MISSOURI

NEW 145,000 SF ANCHORED RETAIL DEVELOPMENT WITH OUTLOTS AVAILABLE.

L³ CORPORATION
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 150
SAINT LOUIS . MISSOURI . 63141
314.469.7400 . WWW.L3CORP.NET

MARKET OVERVIEW



POPULATION



10 MILES
24,031

20 MILES
33,104

40 MILES
93,297

HOUSEHOLDS



10 MILES
9,475

20 MILES
13,185

40 MILES
38,166

AVG HH INCOME



10 MILES
\$49,767

20 MILES
\$49,406

40 MILES
\$49,517

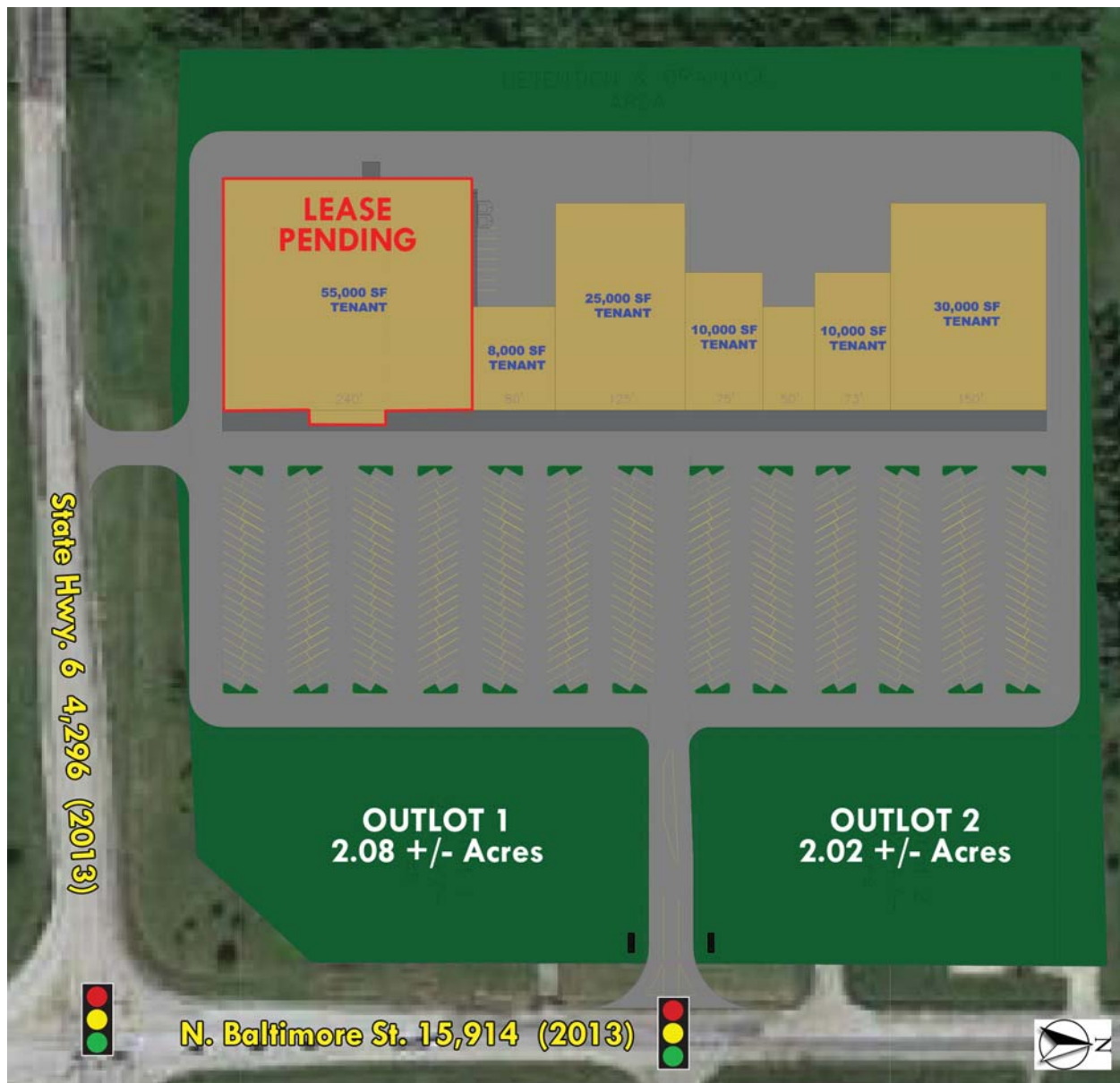
The largest city in Northeastern Missouri, Kirksville is a regional hub with rare retailers and amenities that draw consistently from a 40 mile radius and an eight county region including Macon, Shelby, Knox, Scotland, Schuyler, Putnam, Sullivan, Linn and Adair Counties in Missouri. Kirksville offers resources, amenities and a diverse business community that reinforces the wide market attraction to the area. Kirksville is home to one of the nation's most well-established, multidisciplinary health care universities (A.T. Still University - 3,293 students and 648 academic staff members), a highly ranked liberal arts and sciences university (Truman State University - 5,990 students and 370 academic staff members), a 3,000 acre state park and some of the nation's top hunting grounds. In late 2015, Kirksville closed in on a \$229 million expansion of the local Kraft Heinz Company plant. The expansion will add 69 more jobs to the plant, while maintaining 479 current employees.



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S I T E P L A N

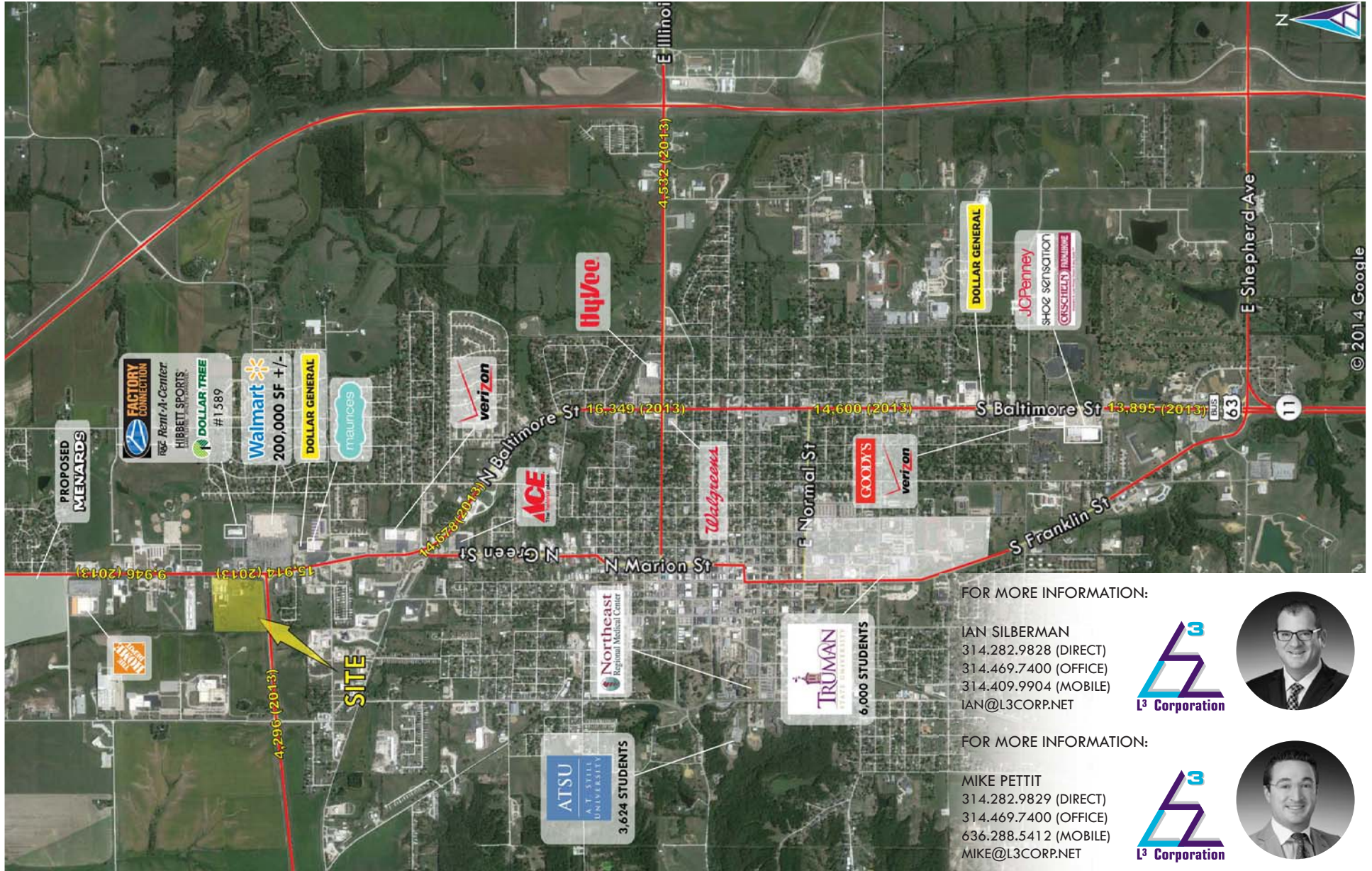


- NEW CONSTRUCTION
145,000 SF RETAIL CENTER
WITH OUTLOTS
- ACROSS THE STREET FROM
200,000 +/- SF WALMART
SUPERCENTER
- LOCATED AMONG MAJOR
NATIONAL RETAILERS
- MULTIPLE JUNIOR
ANCHOR AND OUTPARCEL
OPPORTUNITIES
- KIRKSVILLE KRAFT FOODS/
OSCAR MEYER PLANT IS
PLANNING \$229 MILLION
EXPANSION. THE PLANT
CURRENTLY REPRESENTS
A \$77 MILLION A YEAR
ECONOMIC BOOST TO
THE COMMUNITY

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A E R I A L



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