

3375 MO-100

LAYOUT & DEMOGRAPHICS

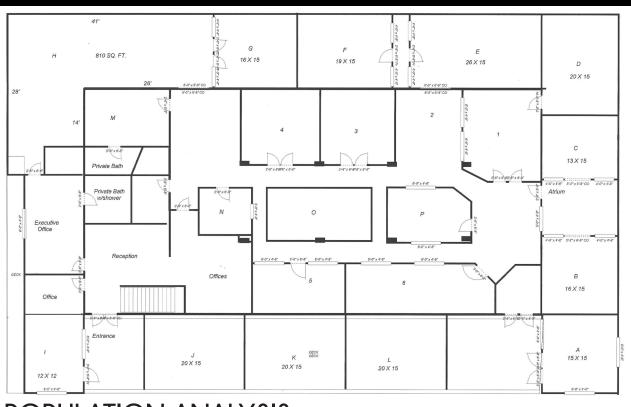
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POPULATION ANALYSIS

3 MILE 5 MILES 7 MILES 10 MILES **POPULATION** 5,371 13,378 27,403 60,672 3 MILE 5 MILES 7 MILES **HOUSEHOLDS** 10 MILES 5,033 10,278 22,772 2,010 AVG HH INCOME (5) 3 MILE 5 MILES 7 MILES 10 MILES \$80,855 \$86,191 \$84,957 \$88,865

VIEW & DOWNLOAD:

DEMO REPORT

- STANDALONE BUILDING COMING AVAILABLE FOR LEASE DECEMBER 1ST, 2023.
- 50 PARKING SPACES & PYLON SIGNAGE INCLUDED.
- GREAT VISIBILITY AND INTERIOR LAYOUT FOR A POTENTIAL RESTAURANT USER WITH COVERED OUTDOOR SEATING CAPABILITY.
- BUILDING LOCATED 0.3 MILES (1 MIN DRIVE) WEST FROM INTERSTATE 44 AND 10.9 MILES (16 MIN DRIVE) EAST FROM WASHINGTON MISSOURI.
- GROWING SURROUNDING COMMUNITY WITH 112 RENTAL HOMES FULLY LEASED ACROSS THE STREET FROM PROPERTY.
- BUILDING HAS ADDITIONAL BASEMENT STORAGE WITH ROLL UP GARAGE FOR DELIVERIES.
- ADDITIONAL LAND COULD BE PROVIDED ADJACENT TO THE PROPERTY.
- CALL BROKER FOR DETAILS

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MARKET AERIAL

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