

PLEASE CONTACT:

L³ CORPORATION KYLE STEINER

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SITE PLAN & DEMOGRAPHICS

- SHADOW ANCHORED BY TOP RANKED WALMART WITH OVER 2.7 MILLION VISITORS A YEAR
- 2,835 SQUARE FEET AVAILABLE
- ESTABLISHED NATIONAL RETAILERS FUELING TRAFFIC TO THE CENTER
- POSITIONED ON A FULLY SIGNALIZED DRIVE LANE ALONG VAUGHN RD, A KEY ACCESS POINT IN WOOD RIVER'S PREMIER RETAIL CORRIDOR NEAR I-255
- · CALL BROKER FOR DETAILS

POPULATION ANALYSIS

POPULATION	2	3 MILE 29,100	<u>5 MILES</u> 50,793	10 MILES 158,281
HOUSEHOLDS		3 MILE 12,561	<u>5 MILES</u> 221,699	10 MILES 64,231
AVG HH INCOME		3 MILE \$79,502	<u>5 MILES</u> \$78,499	10 MILES \$94,380



<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>	SPACE	<u>TENANT</u>	<u>SF</u>
01	SPORT CLIPS	1,440 SF	04	AVAILABLE	2,835 SF
02	T-MOBILE	1,620 SF	05	APPLEBEE'S	3,890 SF
03	RIVER NAILS & SPA	1,2156 SF		TOTAL	11,180 SF



VIEW & DOWNLOAD:

DEMO REPORT

PLAZA WOOD RIVER

AERIAL

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