



PAD
SITE
FOR
SALE!



THE SHOPPES AT BRANSON HILLS

3.14 ACRE PAD READY RETAIL
DEVELOPMENT LOT AVAILABLE FOR SALE

THE SHOPPES AT BRANSON HILLS

DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

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GO TO:

SITE PLAN

LOT 1

MARKET AERIAL

VISIT METRICS

JAN 1st, 2025 - DEC 31st, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR



7.1 M

VISITORS



1.1 M

VISIT FREQUENCY



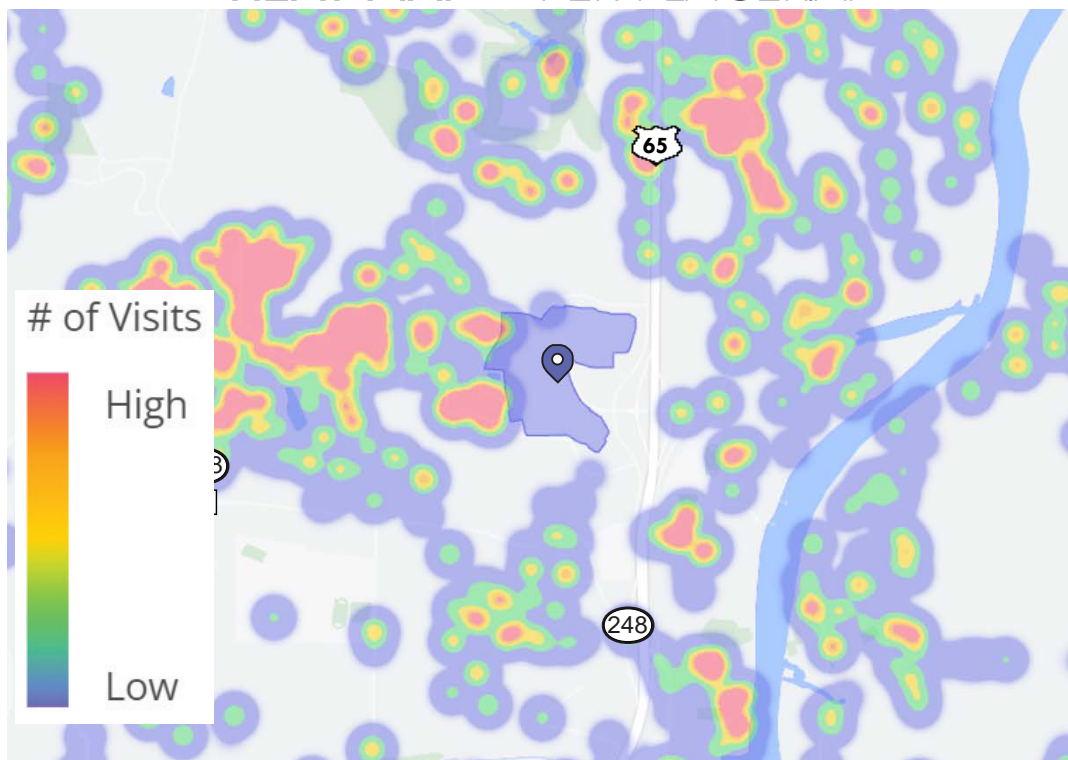
6.46

AVG. DWELL TIME



43 MIN

HEAT MAP • PER PLACER.AI



POPULATION ANALYSIS

| | | | | |
|---------------|--|---------------------------|----------------------------|-----------------------------|
| POPULATION | | <u>3 MILE</u> 15,816 | <u>5 MILES</u> 33,735 | <u>10 MILES</u> 59,665 |
| HOUSEHOLDS | | <u>3 MILE</u> 6,472 | <u>5 MILES</u> 13,352 | <u>10 MILES</u> 24,242 |
| AVG HH INCOME | | <u>3 MILE</u> \$77,825 | <u>5 MILES</u> \$73,147 | <u>10 MILES</u> \$77,228 |



VIEW & DOWNLOAD:

PLACER.AI REPORT

DEMO REPORT

THE SHOPPES AT BRANSON HILLS

SITE PLAN

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- 3.14 ACRE LOT AVAILABLE
- REGIONAL SHOPPING CENTER WITH OVER 1,000,000 SF OF ELITE RETAIL CO-TENANCY FEATURING TARGET, ALDI, WALMART, TJ MAXX, HOME DEPOT AND MORE
- 10 MILLION+ ANNUAL VISITORS TO THE BRANSON AREA
- LARGE ENTERTAINMENT + REGIONAL DRAW
- CONTACT BROKER FOR PRICING



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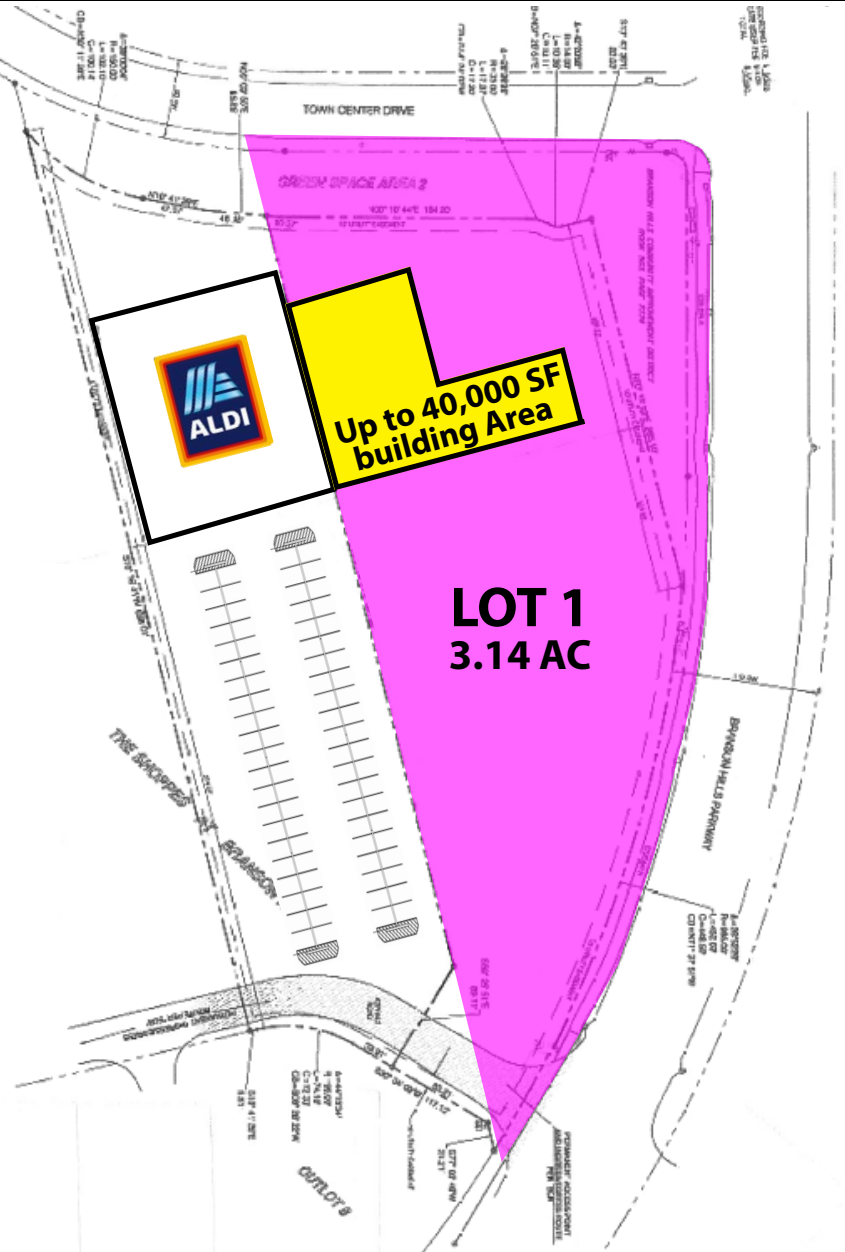
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- LOT 1 CAN ACCOMMODATE A MAXIMUM BUILDING AREA OF 40,000 SF
- APPROXIMATE ALLOWABLE BUILDING AREA SHOWN ON LOT 1
- LOT IS ROUGH GRADED WITH UTILITIES TO THE SITE AND BIO-DETENTION IN PLACE. SOME ADDITIONAL SITE WORK WILL BE REQUIRED.
- IDEAL FOR RETAIL, RESTAURANT, MEDICAL, OR SERVICE-ORIENTED USERS SEEKING PROXIMITY TO NATIONAL CO-TENANCY AND REGIONAL DRAW



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MARKET AERIAL

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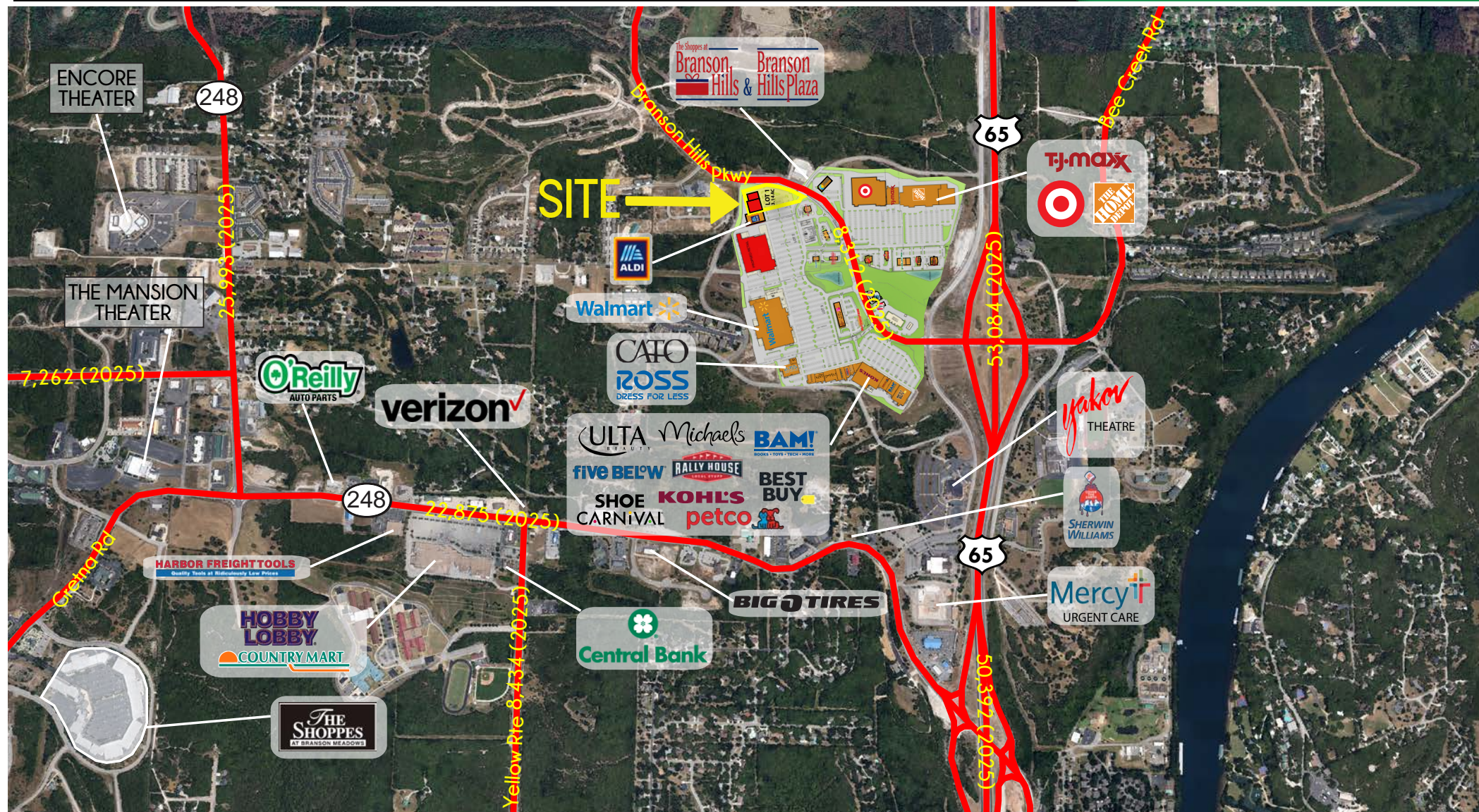
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