

L3.



## BRANSON SHOPPES

PAD READY RETAIL DEVELOPMENT  
LOTS AVAILABLE FOR SALE

**XTEAM**  
RETAIL ADVISORS

# BRANSON SHOPPES

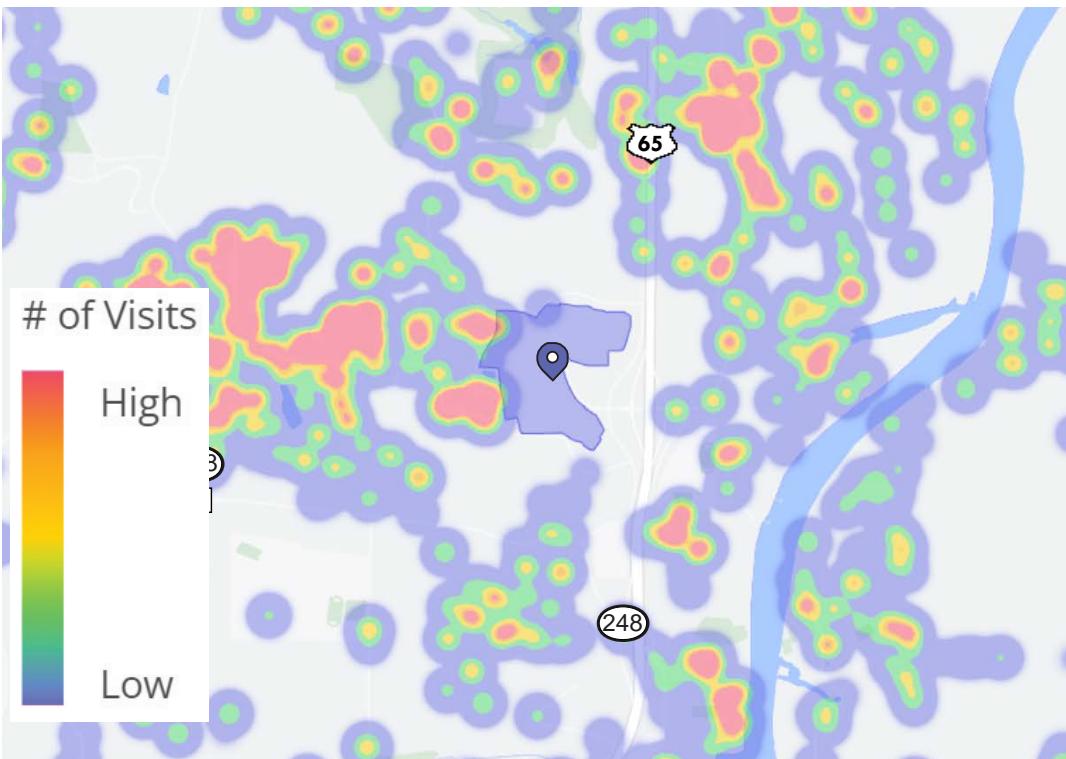
## DEMOGRAPHICS

GO TO:

**SITE PLAN**

**MARKET AERIAL**

**HEAT MAP** • *PER PLACER.AI*



## VISIT METRICS

JAN 1<sup>st</sup>, 2025 - DEC 31<sup>st</sup>, 2025 • DATA PROVIDED BY PLACER

VISITS/YEAR



7.1 M

VISITORS



1.1 M

VISIT FREQUENCY



6.46

AVG. DWELL TIME



43 MIN

## POPULATION ANALYSIS

POPULATION



3 MILE

15,816

5 MILES

33,735

10 MILES

59,665

HOUSEHOLDS



3 MILE

6,472

5 MILES

13,352

10 MILES

24,242

AVG HH INCOME



3 MILE

\$77,825

5 MILES

\$73,147

10 MILES

\$77,228



**VIEW & DOWNLOAD:  
PLACER.AI REPORT**

**DEMO REPORT**

PLEASE CONTACT:

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## SITE PLAN

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- TWO LOTS AVAILABLE
  - LOT 1: 3.14 AC
  - LOT 9A: 1.77 AC
- 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



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# BRANSON SHOPPES

# SURVEYS

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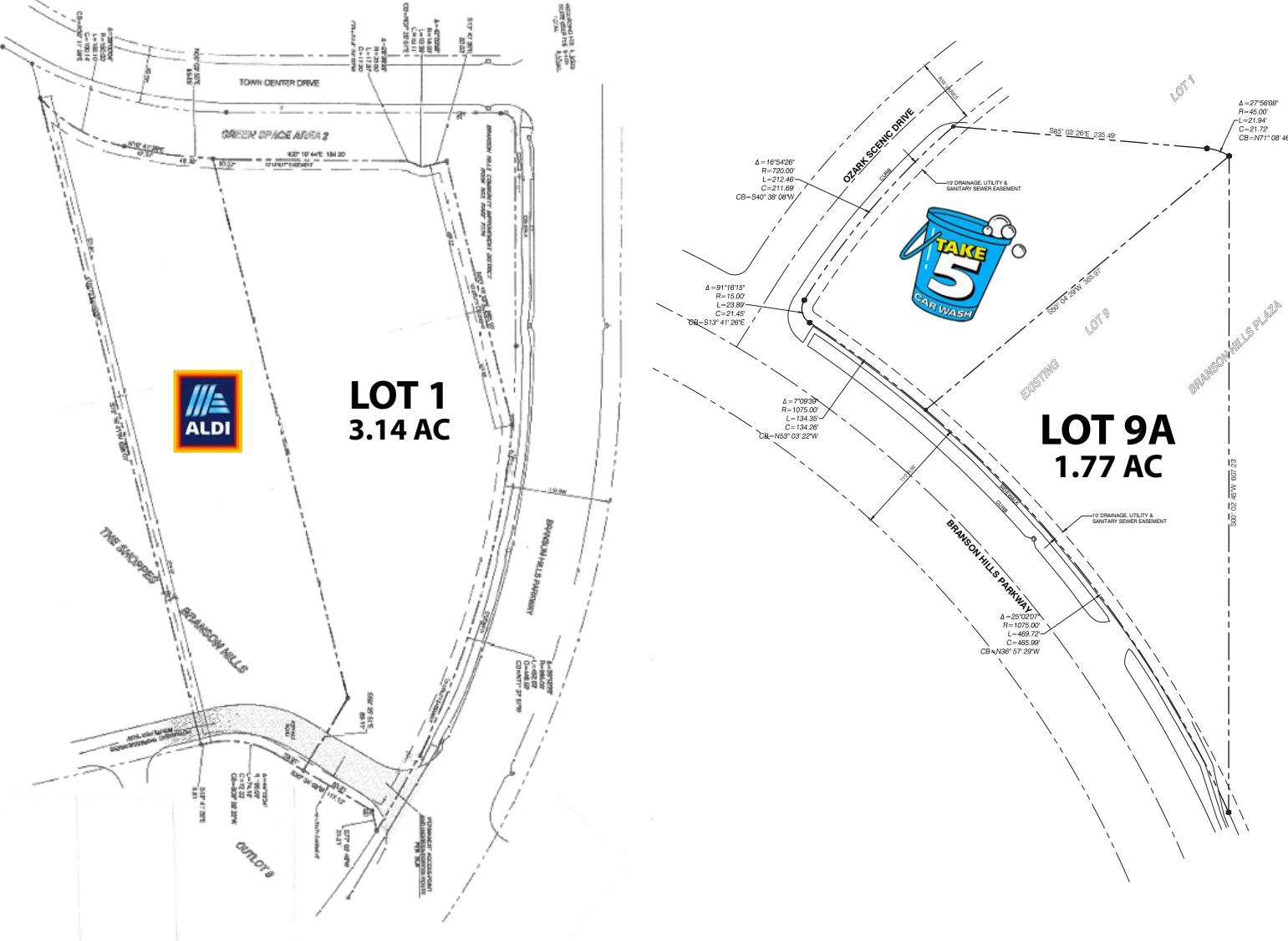
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- ALLOWABLE BUILDING AREA SHOWN ON LOT 1
- LOT IS ROUGH GRADED WITH UTILITIES TO THE SITE AND BIO-DETENTION IN PLACE
- ADJACENT TO HIGHWAY 65 WITH OVER 50,000 VPD
- SITES CAN BE SUBDIVIDED



# BRANSON SHOPPES

# MARKET AERIAL

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