

BEDFORD CENTER

HWY 100 + LEWIS & CLARK DR

WASHINGTON, MO

SITE

MERCY HOSPITAL
WASHINGTON

WASHINGTON
HIGH SCHOOL

WASHINGTON
MIDDLE SCHOOL

100

19,851 (2023)

Walgreens

22,740 (2023)

Lowe's

Schnucks

FAMOUS
footwear
Michaels

47

petco
FORMER
BIG
LOTS

Goodwill

Walmart

HARBOR
FREIGHT

JCPenney

100

25,706 (2023)

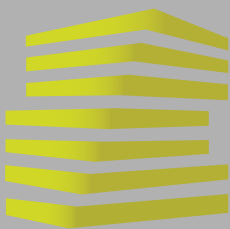
five BELOW
maurices
DOLLAR TREE
CAFO

PETSMART
DICK'S
SPORTS GOODS
ALDI

KOHL'S
ROSS
DRESS FOR LESS
SHOE
CARNIVAL
ULTA
Marshalls
FORMER
JOANN



LOCATION.
commercial real estate



BEDFORD CENTER

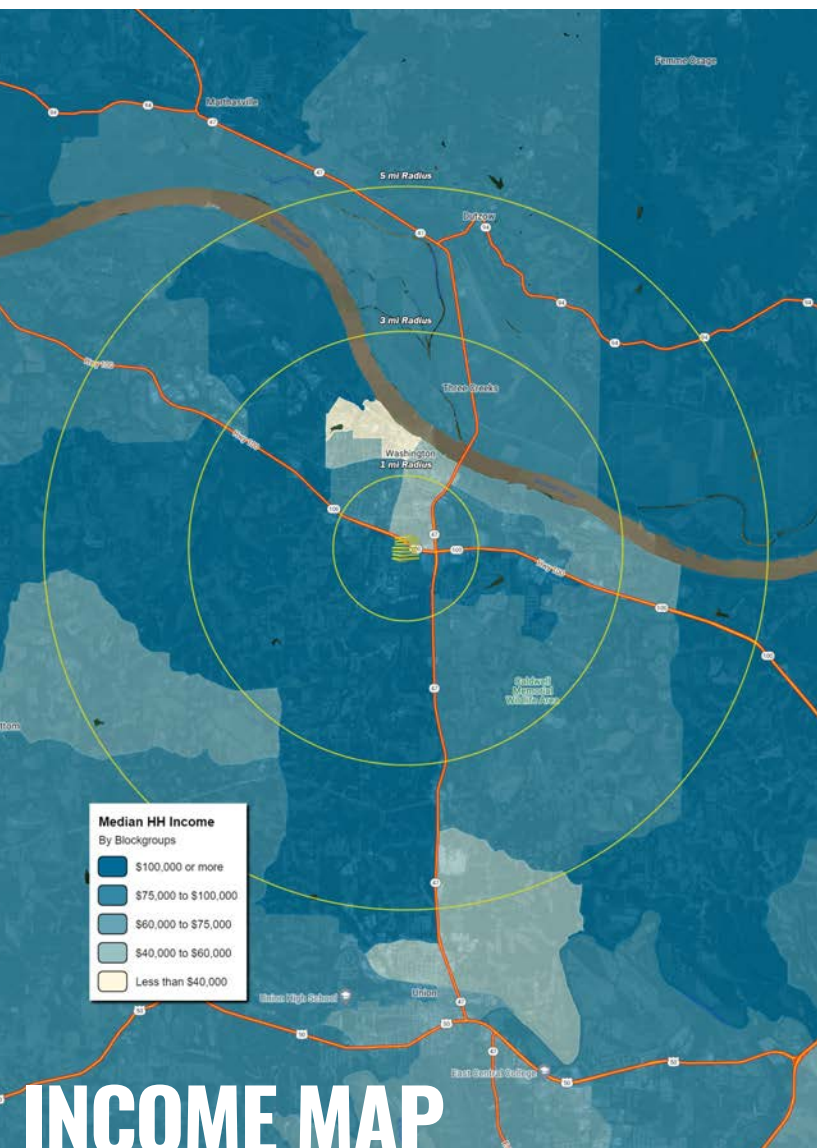
NEIGHBORHOOD VIBE

BILL SIEMS

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com



TRADE AREA OVERVIEW

Washington, Missouri is located approximately 50 miles west of downtown St. Louis, Missouri. It sits at the junction of state highways 100 and 47 with one of the few bridges over the Missouri River. It is an hour's drive from downtown St. Louis via Interstate 44 or 70, and even less from suburban St. Louis County.

Washington was one of the first American cities west of the Mississippi River. Washington is located on the Missouri River at the point where the River reaches its most Southern point. While not officially founded until May 29, 1839, there were settlers living at this location when Lewis and Clark started their trip to the west in 1804.

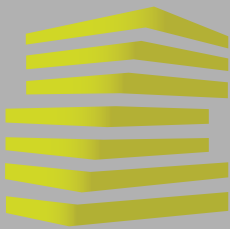
Today, Washington is a thriving city with a growing population. A center for shopping and medical services, including Mercy Hospital - Washington, for the surrounding area, it is a wonderful city of parks, churches, public and parochial schools, commerce, and industry. Washington is the largest community between St. Louis County and Jefferson City. Washington serves as the retail hub and industrial development leader of the County.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	5,255	17,662	22,839
HOUSEHOLDS	2,246	7,480	9,423
EMPLOYEES	3,715	9,172	11,775
MED HH INCOME	\$81,632	\$78,288	\$80,775

AREA RETAIL | RESTAURANTS





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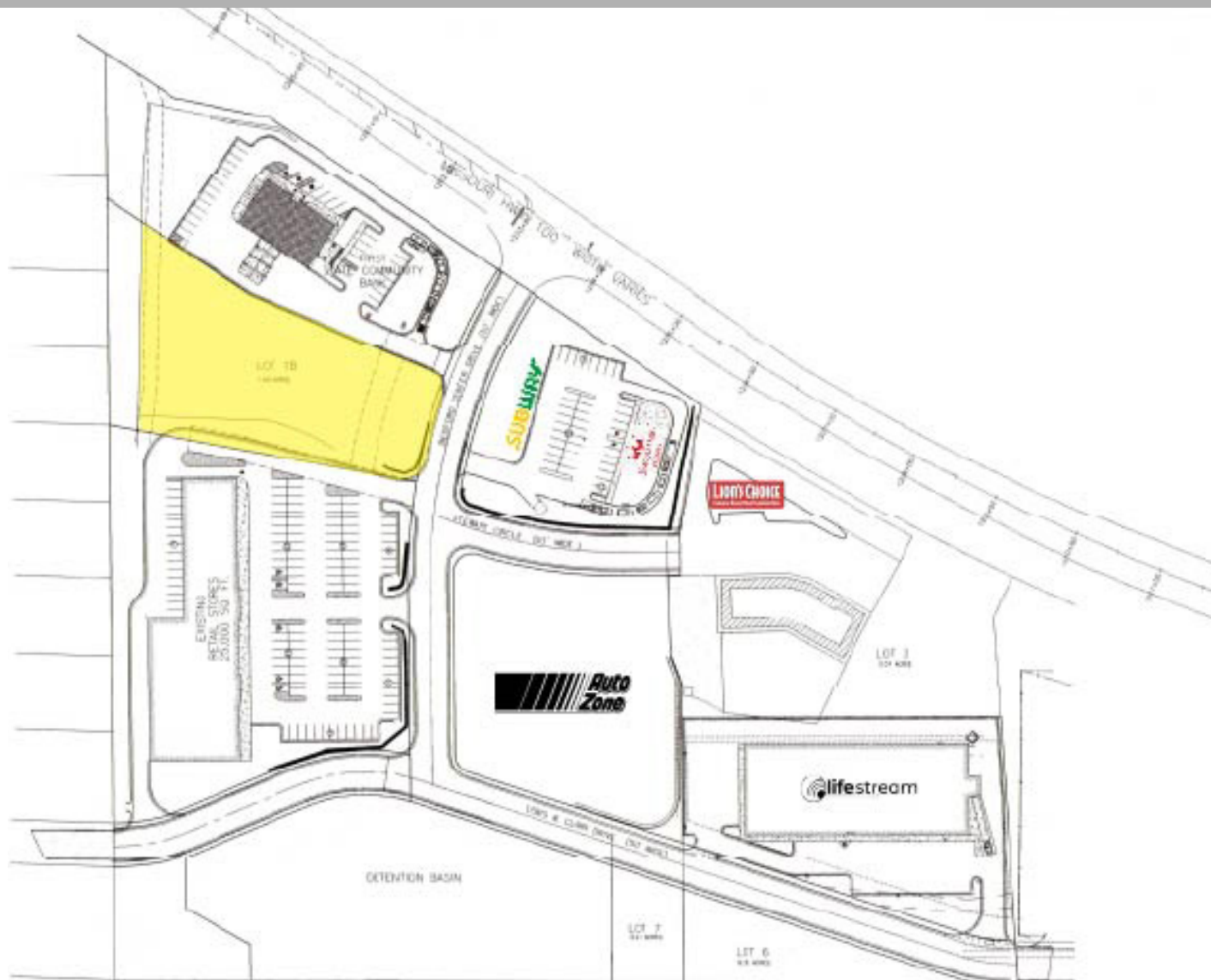
SITE PLAN & DETAILS

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- PAD OPPORTUNITY IN WASHINGTON, MISSOURI
- 1.43 ACRES WITH VARYING CONFIGURATIONS
- OWNER WILL SELL OR LEASE
- CALL BROKER FOR PRICING



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