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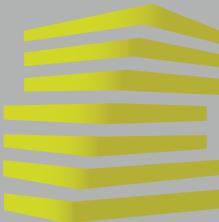


**8,000 SF FREESTANDING
RETAIL BUILDING SITTING ON
1.41 ACRES ACROSS FROM
WALMART SUPERCENTER**

4 4 0 H I G H W A Y 2 8

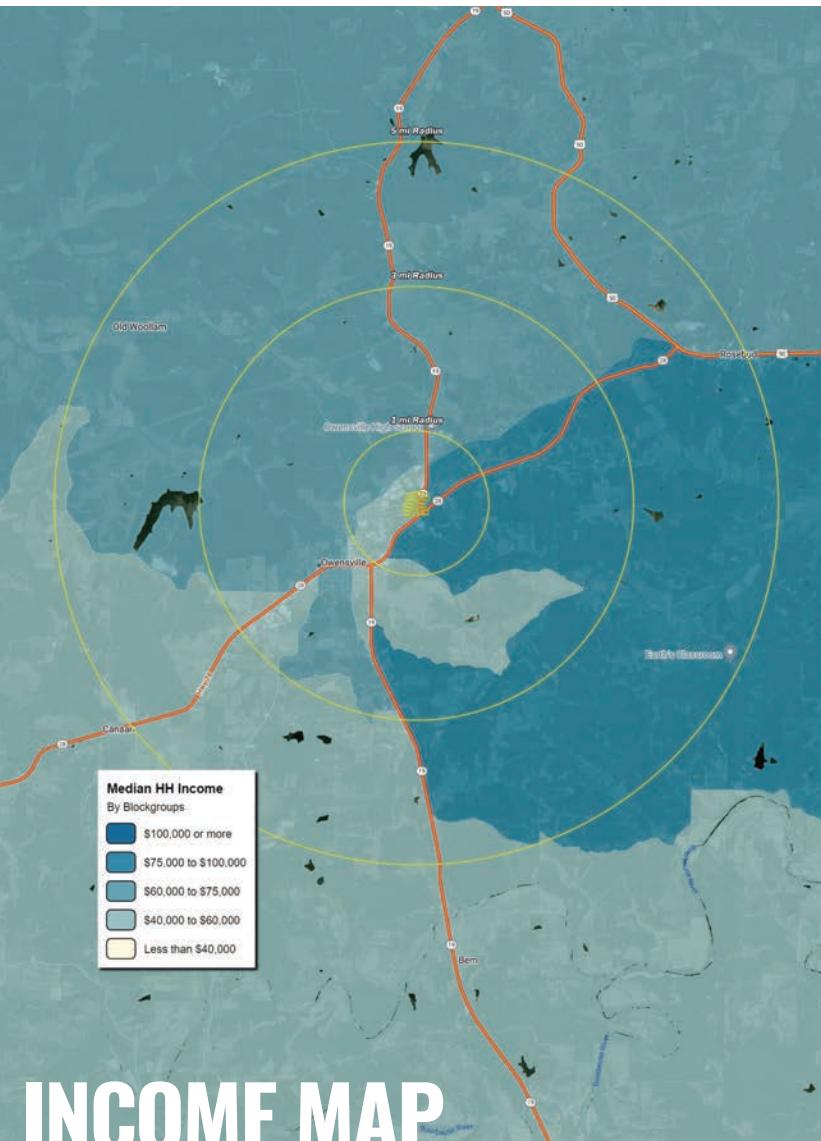
WINTER PARK
AND RECREATION

OWENSVILLE, MO



440 HIGHWAY 28

NEIGHBORHOOD VIBE



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TONY MOON

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TRADE AREA OVERVIEW

Owensville is a charming city located in Gasconade County in east central Missouri, nestled amidst picturesque rolling hills and verdant landscapes. Owensville is the business hub for several small towns that surround Owensville. The City is approximately 70.8 miles southwest of St. Louis, 55.5 miles southeast of Jefferson City, and 22.3 miles north of Cuba (I-44). With a population of around 2,500 residents, it maintains a cozy small-town atmosphere while offering various amenities and attractions for locals and visitors alike.

Originally settled in the early 19th century, Owensville boasts a rich history reflected in its well-preserved historic downtown area, featuring quaint storefronts, historic buildings, and architectural gems. The town exudes a sense of nostalgia and character, making it a delightful destination for history enthusiasts and anyone seeking a glimpse into Missouri's past.

In addition to its historical charm, Owensville offers recreational opportunities and hosts various community events and festivals throughout the year. From festive celebrations to cultural gatherings, these events contribute to the vibrant social fabric of the community.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	1,101	3,897	5,477
HOUSEHOLDS	449	1,591	2,246
EMPLOYEES	1,039	2,075	2,334
MED HH INCOME	\$51,707	\$59,103	\$61,800

AREA RETAIL | RESTAURANTS

Walmart

McDonald's

TACO BELL

SUBWAY

CASHSAVER
COST PLUS FOOD STORE

Casey's

DOLLAR GENERAL

**TSC TRACTOR
SUPPLY CO**



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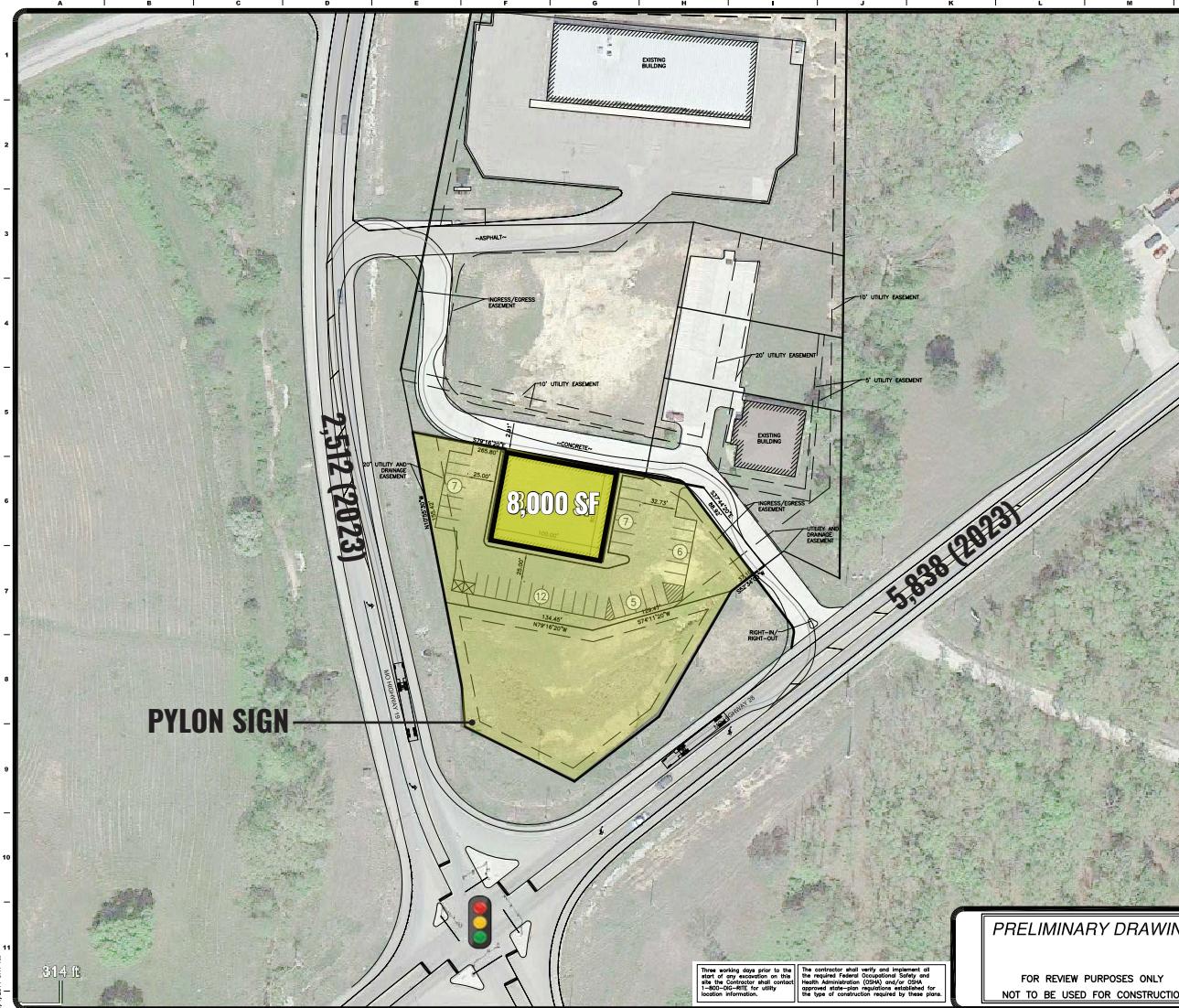
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SITE PLAN + DETAILS



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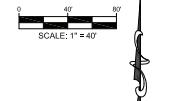
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SITE PLAN 1A



AMERICAN REALTY & DEVELOPMENT
OWENSVILLE
GASCONADE COUNTY
MISSOURI, 65666

REVISIONS
1
By: App:

PARKING DATA	
DOLLAR TREE:	8,000 SF
TOTAL:	8,000 SF
PARKING REQUIRED:	40 SPACES
1 SPACE/200 SF	
PARKING SPACES PROVIDED:	37 SPACES
PARKING RATIO:	4.62/1,000 SF

DRAWN
BY
CHECKED
R.W.H.
DATE
3/31/14
SCALE
1" = 40'
JOB No.
3420
SHEET NAME
CONCEPTUAL
SITE PLAN 1A
1 OF 1

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

E-mail: mail@bfaseg.com
TELEPHONE: (360) 239-4751

BFA

CONSULTANTS-ENGINEERS-SURVEYORS
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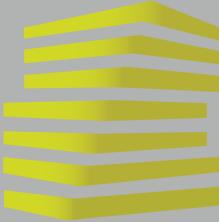


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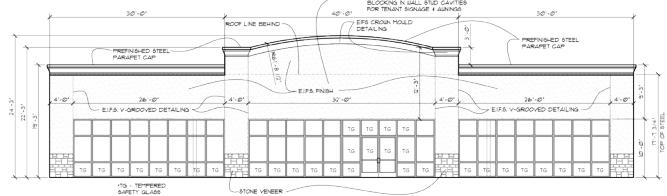
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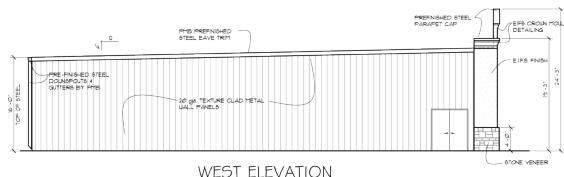


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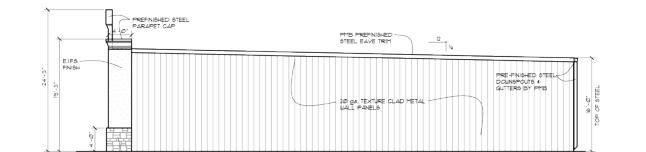
FLOOR PLAN + ELEVATIONS



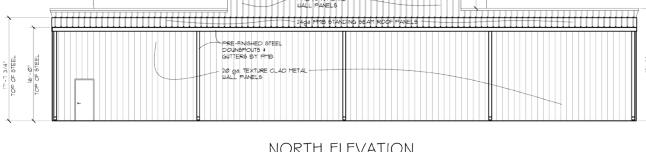
SOUTH ELEVATION



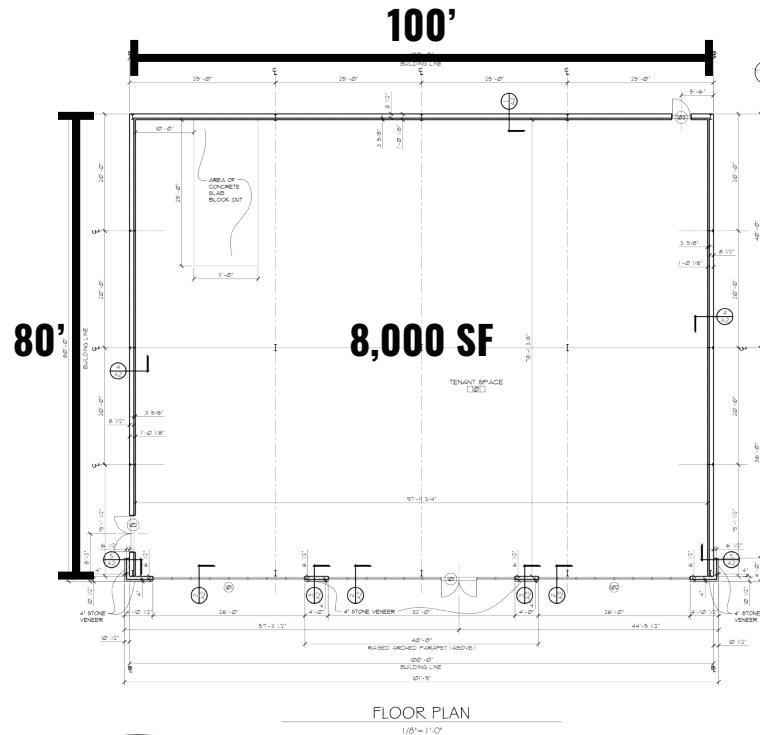
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



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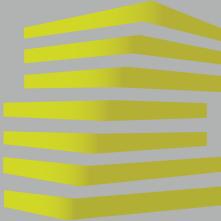
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PHOTOS



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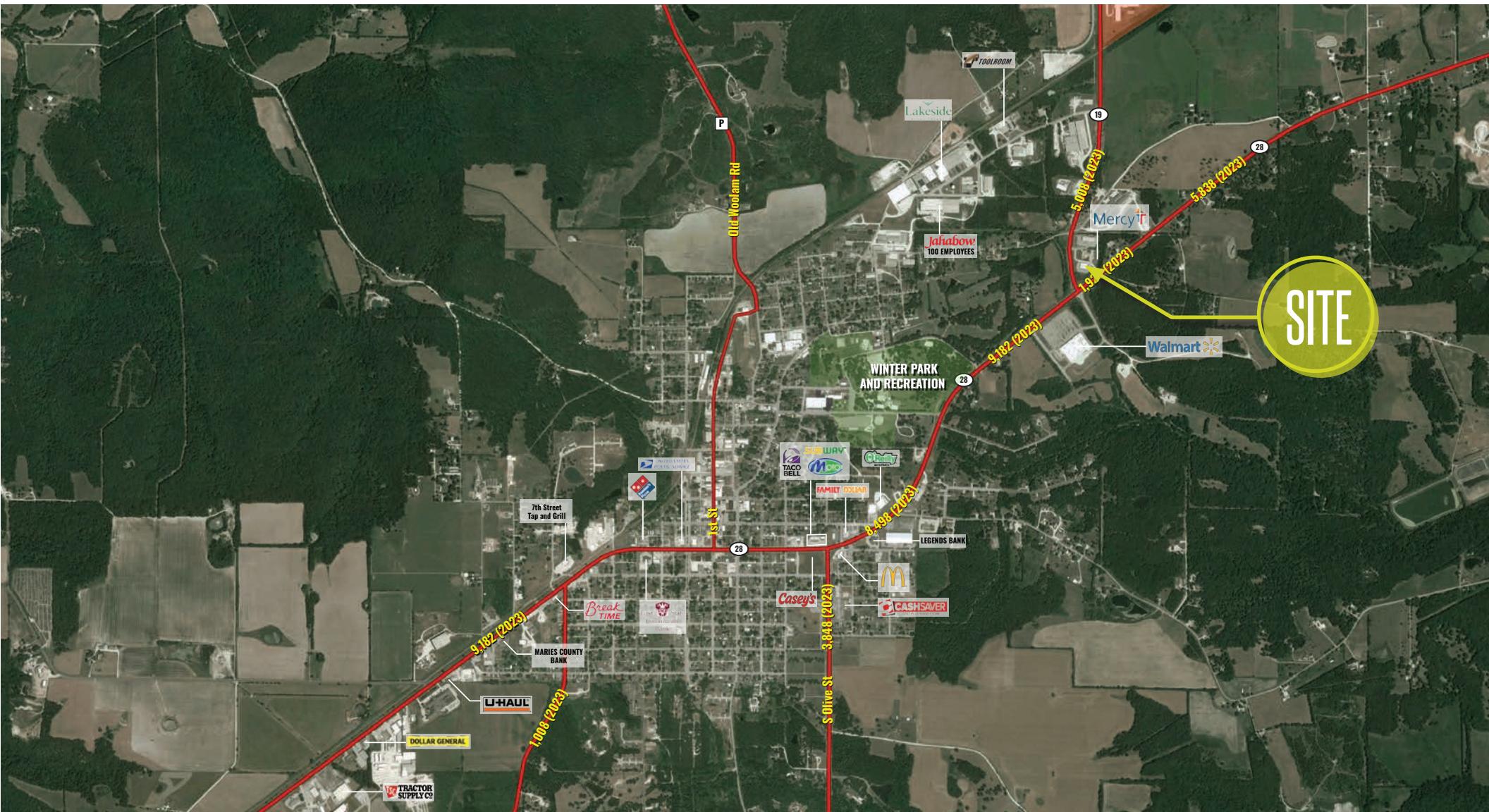
MARKET AERIAL

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