

SOUTHERN HILLS SHOPPING CENTER

1301 - 1425 SOUTHERN HILLS

WEST PLAINS, MO



LEASE PENDING
25,506 SF

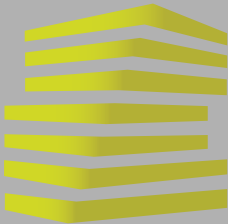
WELCOME

Missouri
Furniture
Appliances • Mattresses
Hot Tubs

RECENTLY REDEVELOPED!



LOCATION.
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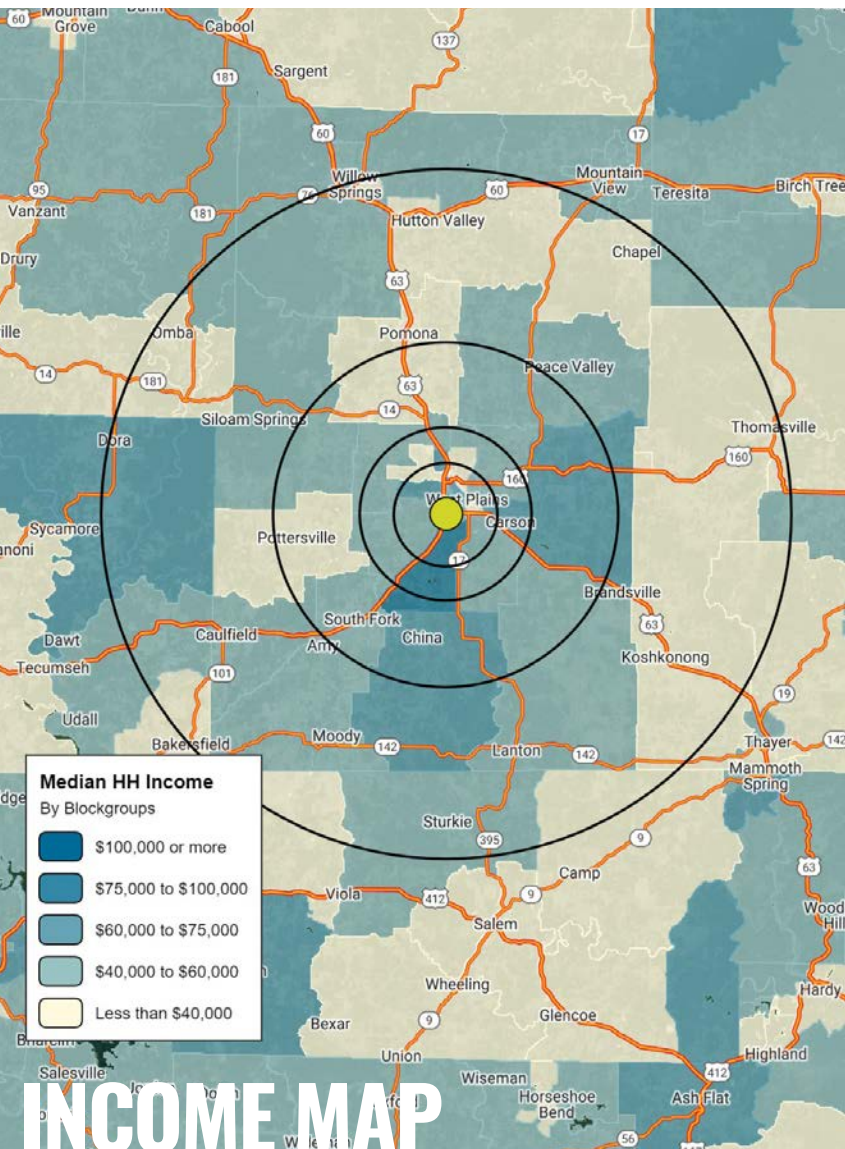
NEIGHBORHOOD VIBE

MIKE PETTIT

314.818.1550 (OFFICE)

636.288.5412 (MOBILE)

Mike@LocationCRE.com



TRADE AREA OVERVIEW

As the largest city in south central Missouri, West Plains considers itself the heart of the Ozarks - a community that prides itself on its ingenuity, progress, and ability to consistently pull from a 40+ mile radius. West Plains, MO has been selected as one of America's 10 Best Small Towns in 2013 by Livability.com, a national website that ranks America's most livable small and mid-sized cities based on quality of life. With its selection, West Plains is the only city listed among the lower Midwest region, which includes Missouri, Kansas, Oklahoma, Texas, Arkansas and Louisiana. West Plains was chosen based on its positive residential and business growth, average commute times, access to festivals, cultural events, other entertainment, and its reasonable home prices.

West Plains higher education institute, Missouri State University-West Plains, is a 2,000-student community college spread across the center of town. The school has multiple degree programs but is primarily focused on its Associate of Arts degree program. West Plains is home to Ozarks Medical Center, a system of care encompassing a 114-bed acute care hospital, 8 primary care and 15 specialty clinics, along with complete rehabilitation and home care services, with over 1100 employees, serving an eight-county area in south central Missouri and north central Arkansas.

DEMOGRAPHICS

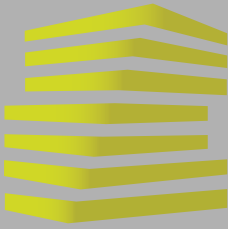
	3 miles	5 miles	10 miles	20 miles
POPULATION	12,607	17,202	23,437	37,527
HOUSEHOLDS	5,388	7,221	9,697	15,410
MED HH INCOME	\$57,937	\$60,074	\$63,434	\$63,458

AREA RETAIL | RESTAURANTS



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SITE PLAN

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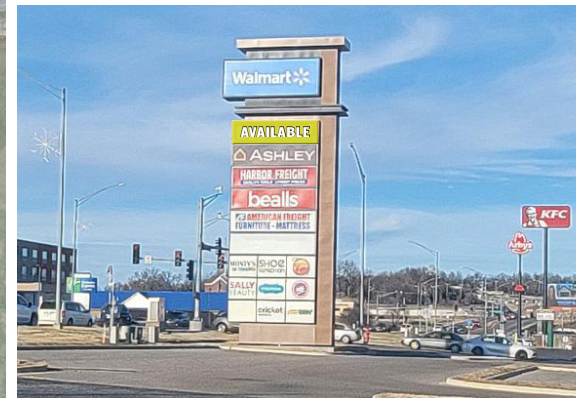
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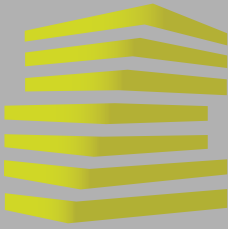
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- MULTIMILLION DOLLAR REDEVELOPMENT OF SOUTHERN HILLS SHOPPING CENTER RECENTLY COMPLETED
- LOCATED WITHIN THE MAIN RETAIL TRADE AREA OF WEST PLAINS WHICH TRADES OUT TO A TRUE 30-MINUTE DRIVE-TIME FOR CUSTOMERS
- TRADE AREA INCLUDES NATIONAL RETAILERS INCLUDING WALMART, HARBOR FREIGHT TOOLS, BURKE'S OUTLET, BIG LOTS, DOLLAR TREE, ETC.
- BRAND NEW PYLON SIGN
- SIGNALIZED ACCESS
- ANCHOR, JUNIOR ANCHOR, INLINE AND OUTLOT OPPORTUNITIES
- 183,600 VISITORS FREQUENT THE WALMART 2.5 MILLION TIMES ANNUALLY



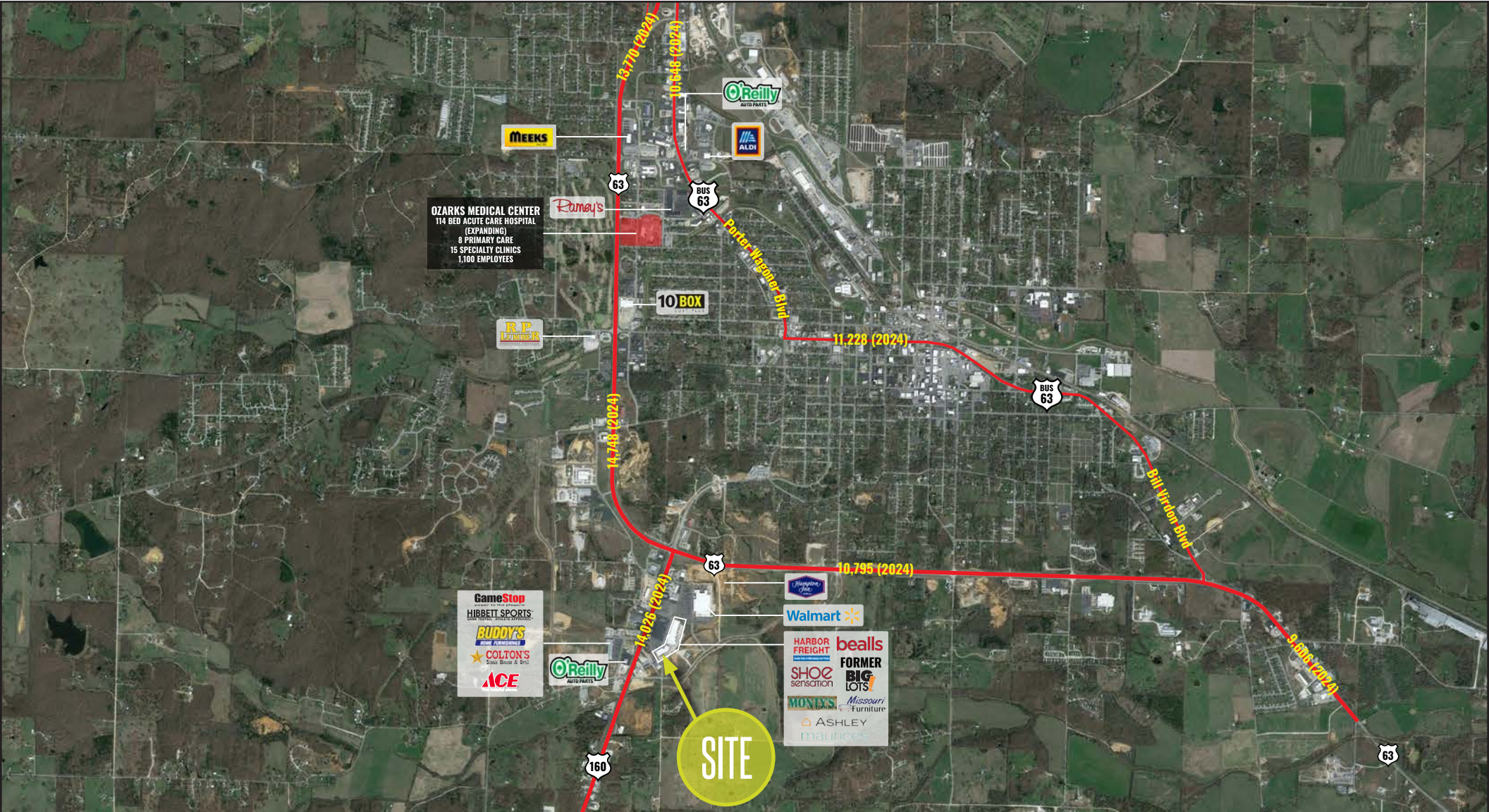


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MARKET AERIAL

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