

FOR LEASE

Retail Property For Lease

VALLEY PLAZA // 715-797 N. WESTWOOD BLVD., POPLAR BLUFF, MO 63901



OFFERING SUMMARY

Available SF: Unit C - 3,595 sf
Unit P - 7,612 sf

Lease Rate: Unit B \$22.00 s.f. +nets
Unit P \$12.00 s.f. +nets

Pro-Rata Share Of Expenses: (Real Estate Taxes,
Insurance and CAM)
estimated at \$1.80 per sf
2024

PROPERTY OVERVIEW

Exclusive Listing - For Lease - Valley Plaza

PROPERTY HIGHLIGHTS

- Anchored By: Hobby Lobby, Marshalls, Dunham's and Ulta
- Other National Retailers include pOpshelf, Petco, Bath & Body Works, Dollar Tree, Carters, MetroPCS & Godfather's Pizza
- A Shopping Center Landmark for over 50 years
- Low Operating Expenses
- Pylon Sign Panel Available
- Located in the heart of Poplar Bluff's Retail Corridor boasting approximately One Million square feet of retail within a 1.5 mile radius
- High Visibility Intersection N. Westwood Blvd / Bus. 60-67: 28,261 est. Cars Daily
- Shopping Center's Main Entrance is Signalized



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Valley Plaza Shopping Center
Dunkin' Donuts
Marshalls
Petco
Hobby Lobby
popshelf
metroPCS
carter's

Mansion Mall Commons
SUBWAY
Hanger
OFCI
BUDY'S
Jeweler's Bench
Shave & Style

Mansion Mall Marketplace
Taco Taco
SHOE SENSATION
futurebealls
Silky T's Beauty Center
BHG SPORTS
Mansion Mail Shop

PP R-1 Admin Bldg
Poplar Bluff Middle School
Kiwanis Bacon Park

N Westwood Blvd / Bns. 60 - 67
John J Pershing VA Medical Ctr

Veteran's Hospital
Churches of Christ

Highland Dr
Church of Christ

PP Hwy / Kanell Blvd
STERLING BANK
verizon Fuel Express
Rally's



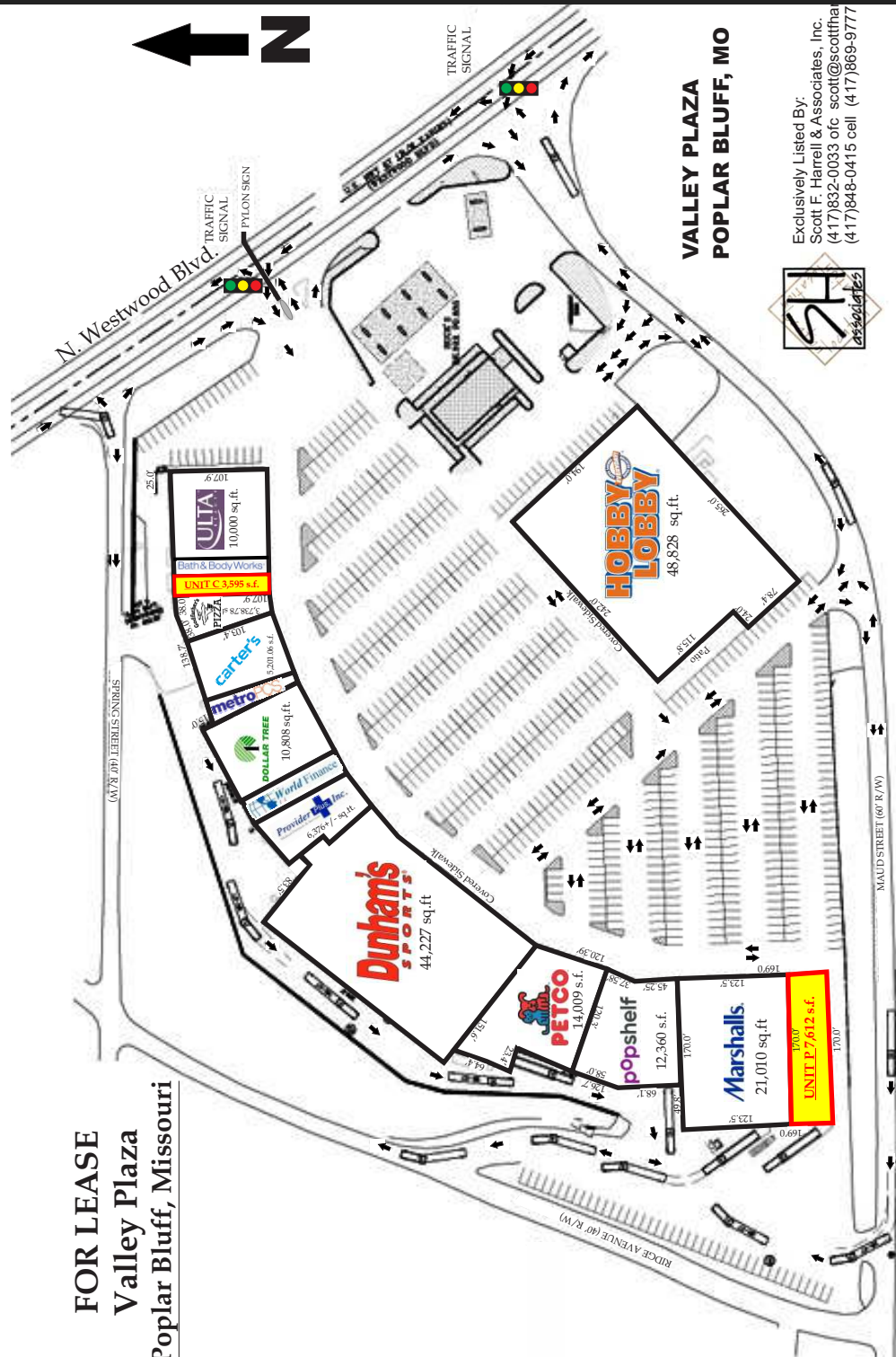
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A vertical photograph of a large retail parking lot, likely at a shopping center. The lot is filled with numerous vehicles, including cars and SUVs, parked in rows. In the background, several store signs are visible, including "Marshall's", "McDonald's", "Petco", "Doritos", "Dollar Tree", and "Ulta". The sky is overcast, and the overall scene depicts a busy commercial area.

FOR LEASE
Valley Plaza
Poplar Bluff, Missouri



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RETAILER MAP

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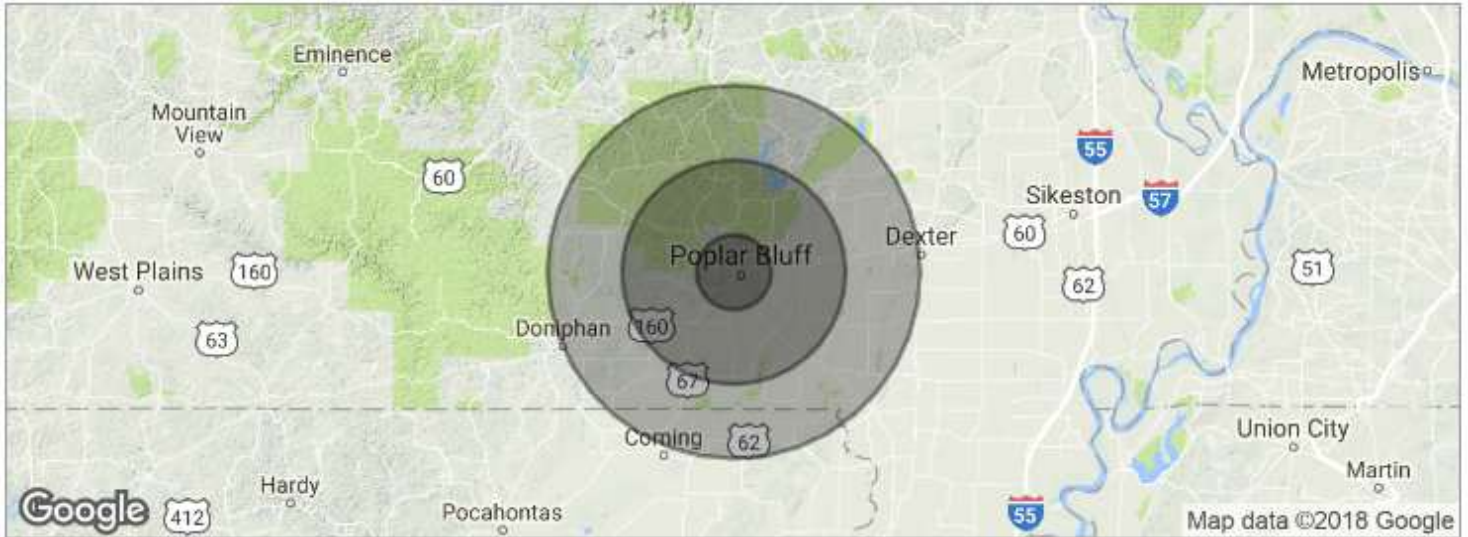
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DEMOGRAPHICS

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Demographics

	5 Mile	15 Mile	25 Mile
Population	27,018	42,388	68,811
Average Household Income	\$63,049	\$67,605	\$67,539



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POPLAR BLUFF MARKET OVERVIEW

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Population

- Trade Area: 168,000+
- Median Age - 36 years old
- Butler County: 42,179
- City of Poplar Bluff: 17,096

Poplar Bluff Retail Sales

- 39% of Poplar Bluff's Retail Sales come from those residing inside the city limits
- 71% of Poplar Bluff's Retail Sales come from residents of Butler County
- 92% of Poplar Bluff's Retail Sales come from within a seven (7) county region (Butler, Wayne, Ripley, Carter, Stoddard & Reynolds in MO & Clay County, AR)

Education

- Colleges and number of students
 - Three Rivers Community College (3,500)
 - Poplar Bluff Tech Center (250)
- Poplar Bluff High School (1501)
- Poplar Bluff Jr. High School (801)
- Private Schools
 - Sacred Heart (253)
 - Westwood Boulevard Baptist Academy (244)
- Public Elementary Schools
 - 5th & 6th Grade Center (1018)
 - Oak Grove Elementary (305)
 - O'Neal Elementary (500)
 - Mark Twain Kindergarten Center (400)
 - Eugene Field Elementary (272)
 - Lake Road Elementary (330)
 - Kinyon Early Childhood (302)

Top 10 Employers for Poplar Bluff & Butler County

- Poplar Bluff Regional Medical Center (1,400)
- Briggs & Stratton (1000)
- Poplar Bluff R-1 Schools (754)
- VA Medical Center (684)
- Gates Rubber Company (500)
- Three Rivers Community College (385)
- Mid Continent Nail (376)
- Wal-mart SuperCenter (362)
- City of Poplar Bluff (225)
- FCC Behavioral (185)

Medical Facilities:

- Hospitals & number of beds/physicians
 - Poplar Bluff Regional Medical Center (423/96)
 - John J. Pershing VA Medical Center (58/50)
- Clinics & number of physicians
 - Physicians Park Primary Care (39)
 - Kneibert Clinic, LLC (23)
 - Advanced Healthcare Management (3)

Major Retailers:

- Home Depot, Wal-Mart SuperCenter, Menards, JCPenney, Ross, Academy Sports, Dunham's Sports, Hobby Lobby, Marshall's, pOpshelf, Petco, Carters, ULTA, Five Below, Shoe Carnival, Walgreens, CVS, Bomgaar's, Beall's, Heffner's Furniture, American Super Stores, Ollie's Bargain Outlet, Box 10, Aldi, Kroger, CATO, GameStop, O'Reilly's Automotive, Auto Zone, AT&T, Verizon, Dollar General, Maurice's, Hibbett Sports, Shoe Sensation, Buffalo Wild Wings, Starbucks, Colton's, Applebee's, Petsmart, Dollar Tree, Wal-Mart Neighborhood Market, Planet Fitness, American Freight and more

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9-16-2025



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