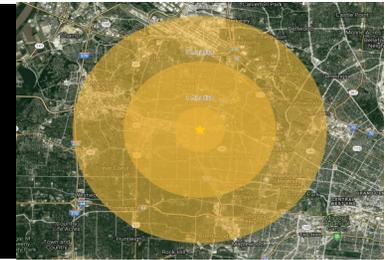


	AREA DEMOGRAPHICS			AVERAGE DAILY TRAFFIC	
	1 mi	3 mi	5 mi		
Population	5,625	31,127	54,921	Missouri Blvd	27,941 VPD
Median HH Income	\$82,037	\$66,950	\$71,104	Dix Road	20,441 VPD
Employees	8,494	37,335	74,687		



★ PROPERTY HIGHLIGHTS

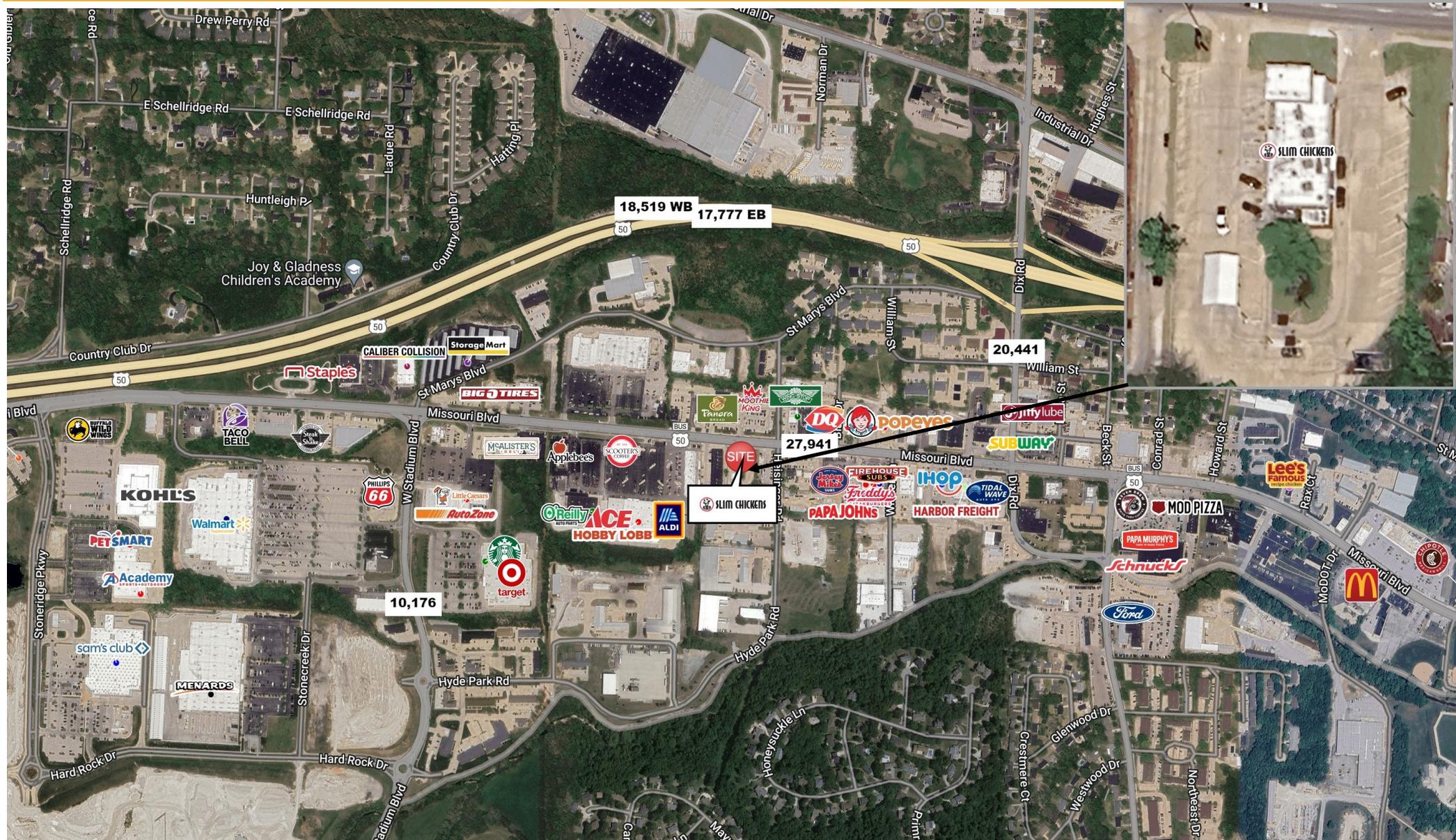
- Free-Standing QSR with double drive-thru & Canopy
- 3,790 SF | 1.34 AC
- 73 Parking Spaces
- Located in the heart of the commercial corridor next to major retail anchors such as Walmart, Sams, Target & Menards.
- Zoned C-2 commercial land use
- 2 miles from the Missouri State Capitol providing high daytime population.
- Pylon signage available
- Two full-access entrances



For information, please contact:

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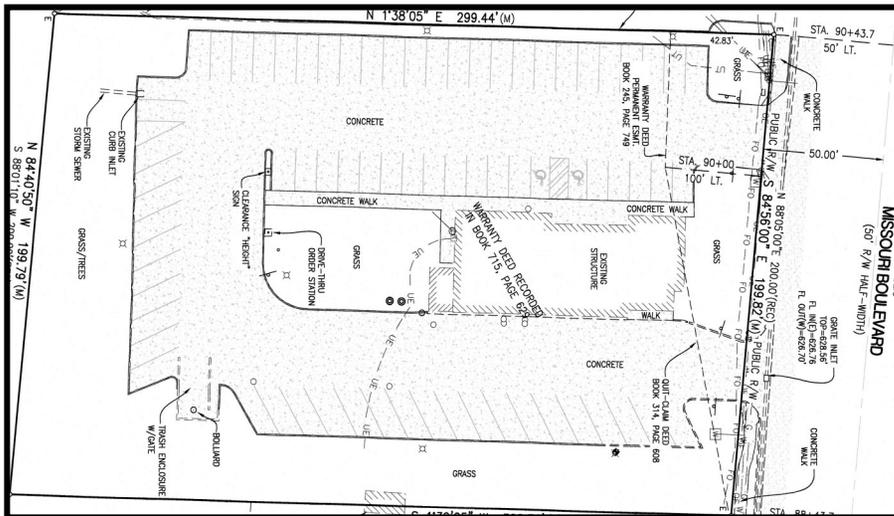
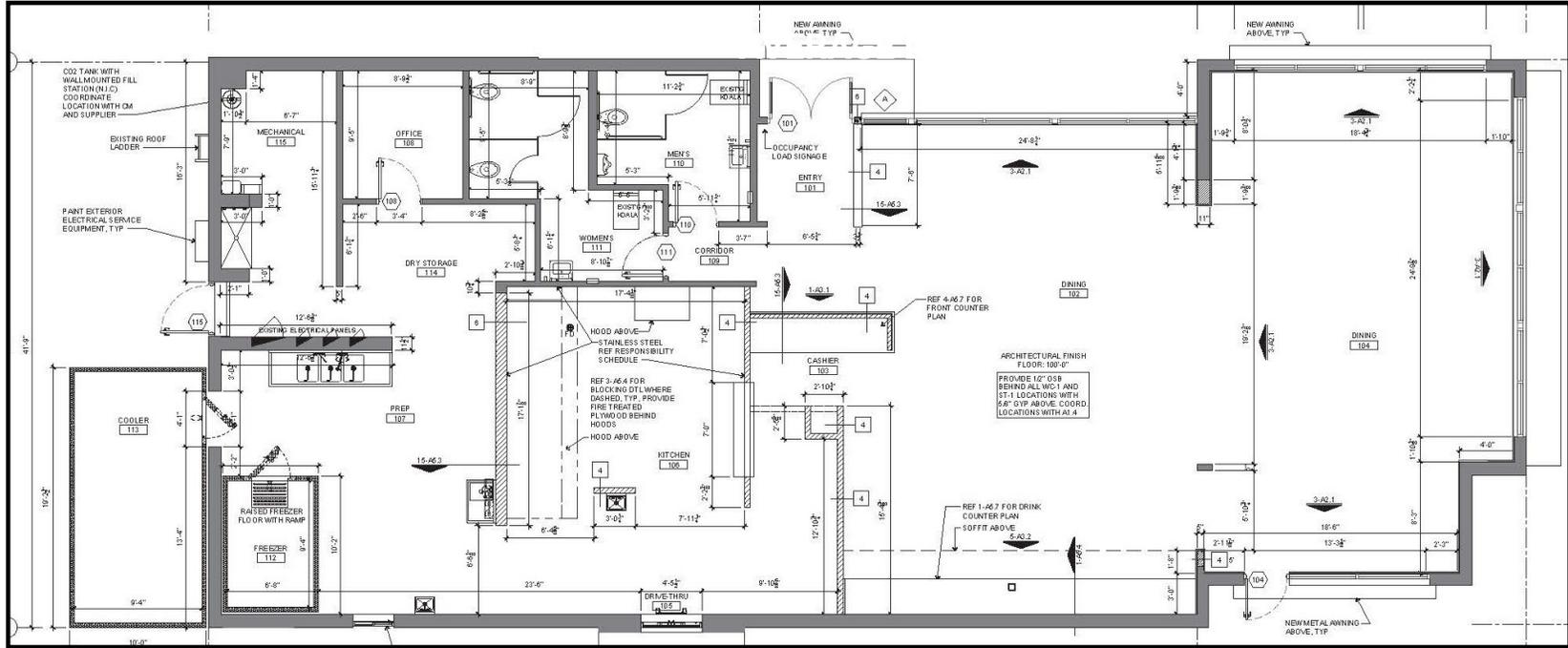


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