

**PRICE REDUCED**

**NOW \$550,000**

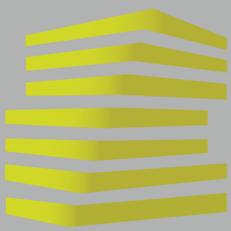


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**8,200 SF AVAILABLE  
FOR SALE OR LEASE  
AT GROCERY ANCHORED CENTER**

**7 N O R T H W O O D D R I V E**

**BONNE TERRE, MO**



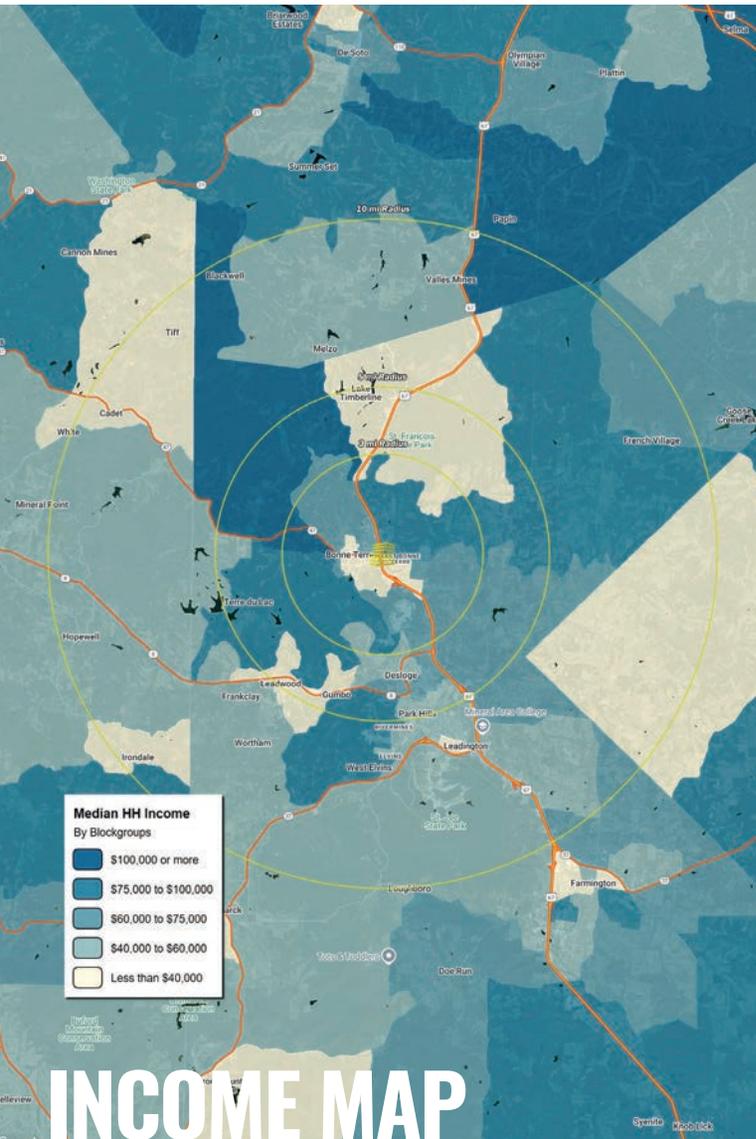
# 7 NORTHWOOD DRIVE

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## NEIGHBORHOOD VIBE

BEN WEIS

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## INCOME MAP

### TRADE AREA OVERVIEW

BONNE TERRE, LOCATED IN ST. FRANCOIS COUNTY, MISSOURI, IS A SMALL TOWN WITH A RICH HISTORY AND A RESILIENT LOCAL ECONOMY. ITS NAME, MEANING "GOOD EARTH" IN FRENCH, REFLECTS ITS ROOTS IN LEAD MINING, WHICH WAS A DRIVING FORCE BEHIND THE TOWN'S DEVELOPMENT IN THE 19TH AND EARLY 20TH CENTURIES.

WHILE MINING HAS SHAPED ITS PAST, BONNE TERRE'S ECONOMY HAS DIVERSIFIED OVER THE YEARS. TOURISM PLAYS A SIGNIFICANT ROLE, DRIVEN BY ATTRACTIONS LIKE THE BONNE TERRE MINE, A WORLD-FAMOUS UNDERGROUND DIVING DESTINATION, AND THE AREA'S NATURAL BEAUTY, WHICH DRAWS OUTDOOR ENTHUSIASTS FOR HIKING, FISHING, AND CAMPING. SMALL BUSINESSES, RETAIL SHOPS, AND SERVICES ALSO CONTRIBUTE TO THE TOWN'S ECONOMY, SUPPORTING BOTH LOCALS AND VISITORS.

ADDITIONALLY, BONNE TERRE BENEFITS FROM ITS STRATEGIC LOCATION ALONG HIGHWAY 67, WHICH CONNECTS IT TO NEARBY URBAN CENTERS AND FACILITATES TRADE AND COMMUTING OPPORTUNITIES. THE TOWN CONTINUES TO GROW AS A HUB FOR TOURISM, RECREATION, AND SMALL BUSINESS INNOVATION WHILE MAINTAINING ITS HISTORIC CHARM AND STRONG COMMUNITY VALUES.

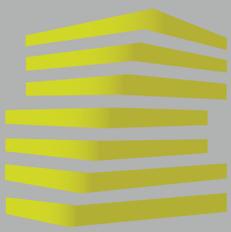
### DEMOGRAPHICS

	3 mile	5 mile	10 mile
<b>POPULATION</b>	<b>9,300</b>	<b>20,995</b>	<b>42,813</b>
<b>HOUSEHOLDS</b>	<b>2,920</b>	<b>7,678</b>	<b>16,301</b>
<b>EMPLOYEES</b>	<b>2,137</b>	<b>5,190</b>	<b>8,956</b>
<b>MED HH INCOME</b>	<b>\$54,107</b>	<b>\$58,867</b>	<b>\$56,435</b>

### AREA RETAIL | RESTAURANTS

**Casey's** **Walgreens**





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## PHOTOS + DETAILS

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- **8,200 SF AVAILABLE FOR SALE OR LEASE IN BONNE TERRE, MO**
- **7,000 SF SALES FLOOR WITH 1,200 SF SIDE STOCK ROOM**
- **LOCATED DIRECTLY OFF I-55 WITH EXCELLENT VISIBILITY FROM THE INTERSTATE**
- **GROCERY ANCHORED SHOPPING CENTER WITH SAVE A LOT**
- **ABUNDANT PARKING**
- **LEASE RATE: CONTACT BROKER FOR PRICING**
- **SALE PRICE: \$550,000**

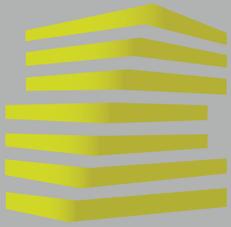


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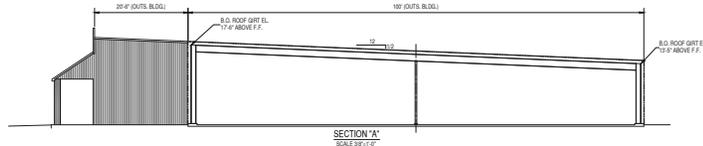
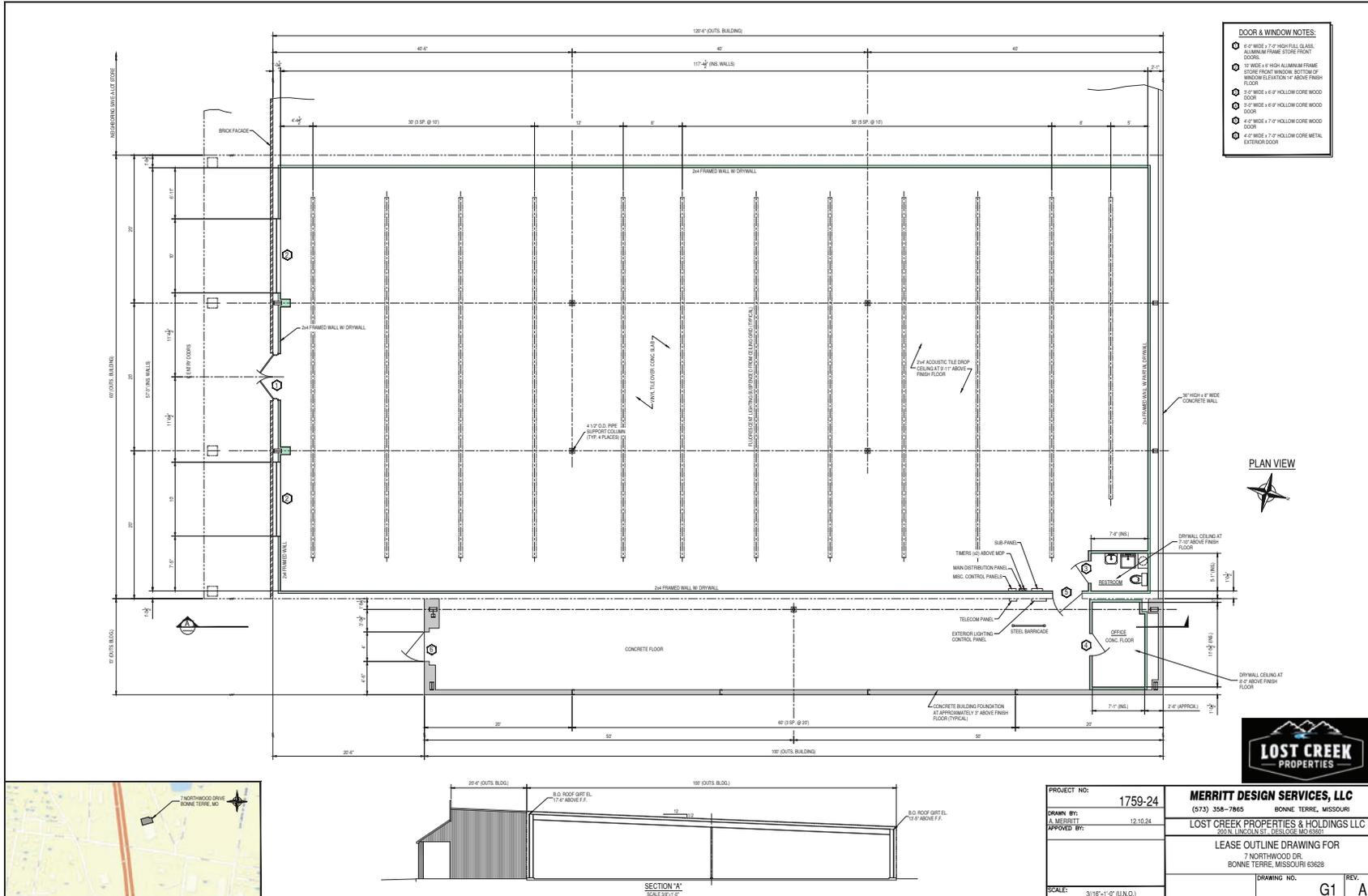


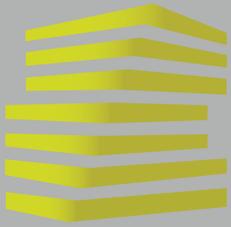
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## FLOOR PLAN

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## MARKET AERIAL

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