

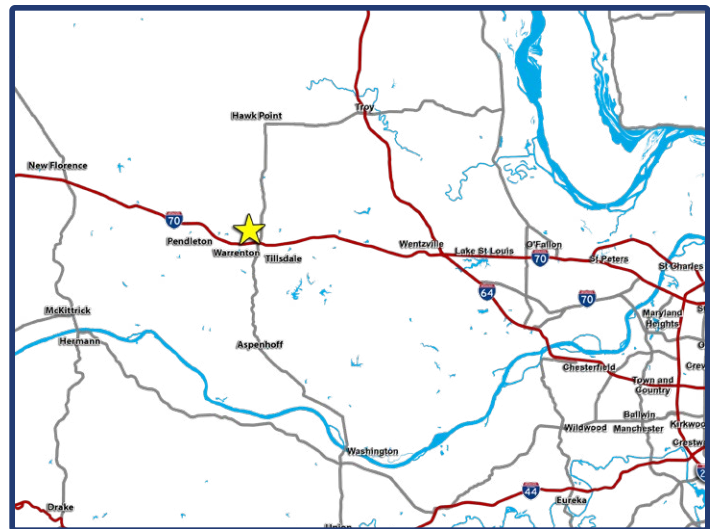


# FOR LEASE

SPACE AVAILABLE  
+/- 1,350 - 4,050 SF

## DESCRIPTION

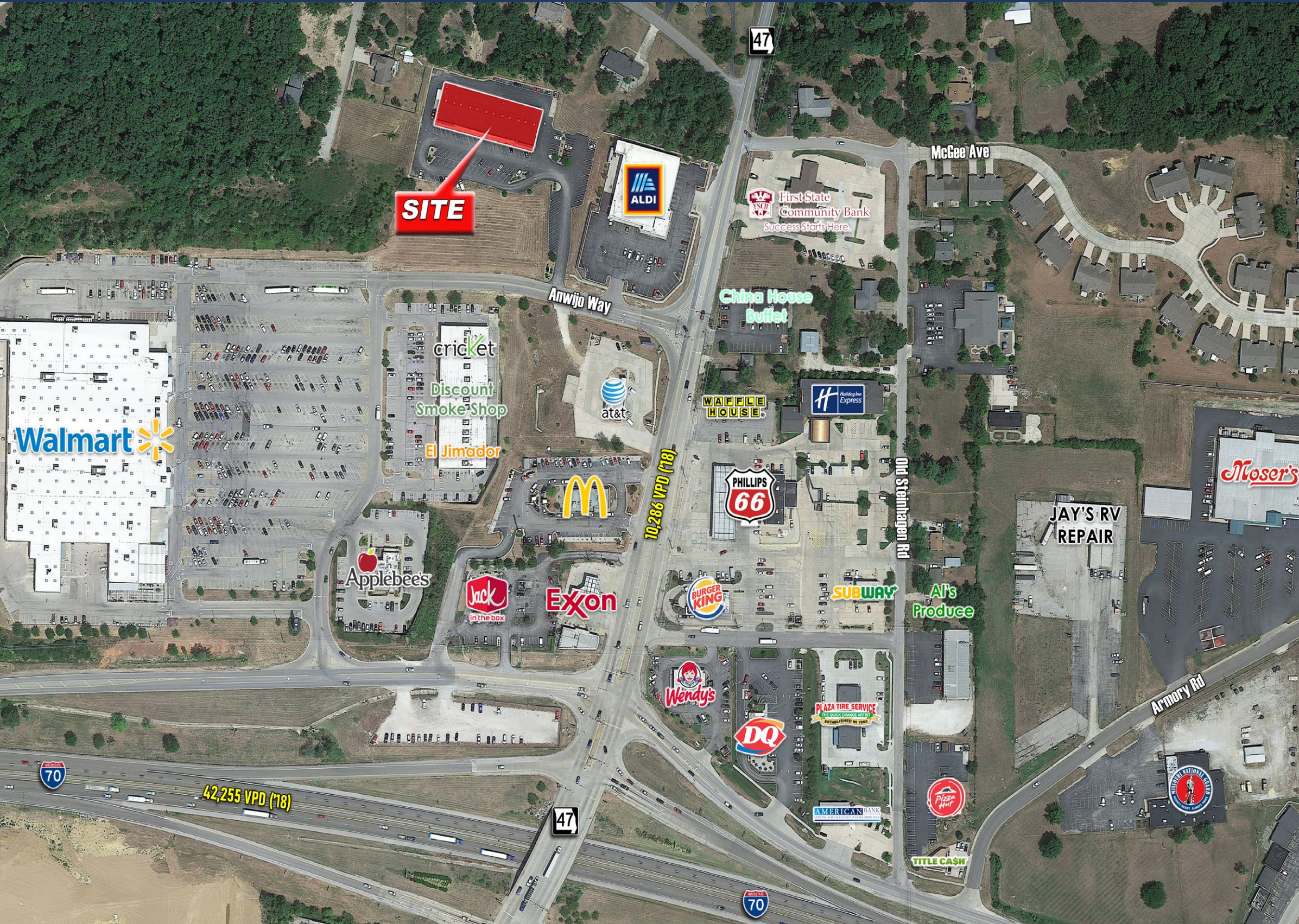
- Former Hibbett Sports
- Ample parking
- Shadow anchored by Walmart
- Pylon signage
- Located at Hwy 47 & Anwijo Way, just north of I-70
- Lease rate: \$14.00/SF NNN



# RETAIL AERIAL

# HAWTHORNE SQUARE

501-523 ANWIJO WAY | WARRENTON, MO 63383



## LOCATION

Located on Anwijo Way at the northwest quadrant of SH 47 & I-70 in Warrenton, MO

## DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2019 Population	3,320	12,538	17,044
Households	1,346	4,796	6,430
Avg. HH Income	\$56,120	\$58,716	\$61,483

## TRAFFIC COUNTS

SH 47: 10,286 VPD (2018)

I-70: 42,255 VPD ('18)

## AREA RETAILERS



FOR INFORMATION (314) 567-9944

BRAD BUSCH

BRAD.BUSCH@STLCOREALTY.COM

The information contained herein was obtained from sources deemed reliable, however, St. Louis Commercial Realty Co. makes no guarantees as to the completeness or accuracy thereof. This information is subject to error, omission, change in price or conditions, prior sale or lease, or withdrawal without notice.

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727 CRAIG RD. SUITE 100

ST. LOUIS, MO 63141

ST. LOUIS

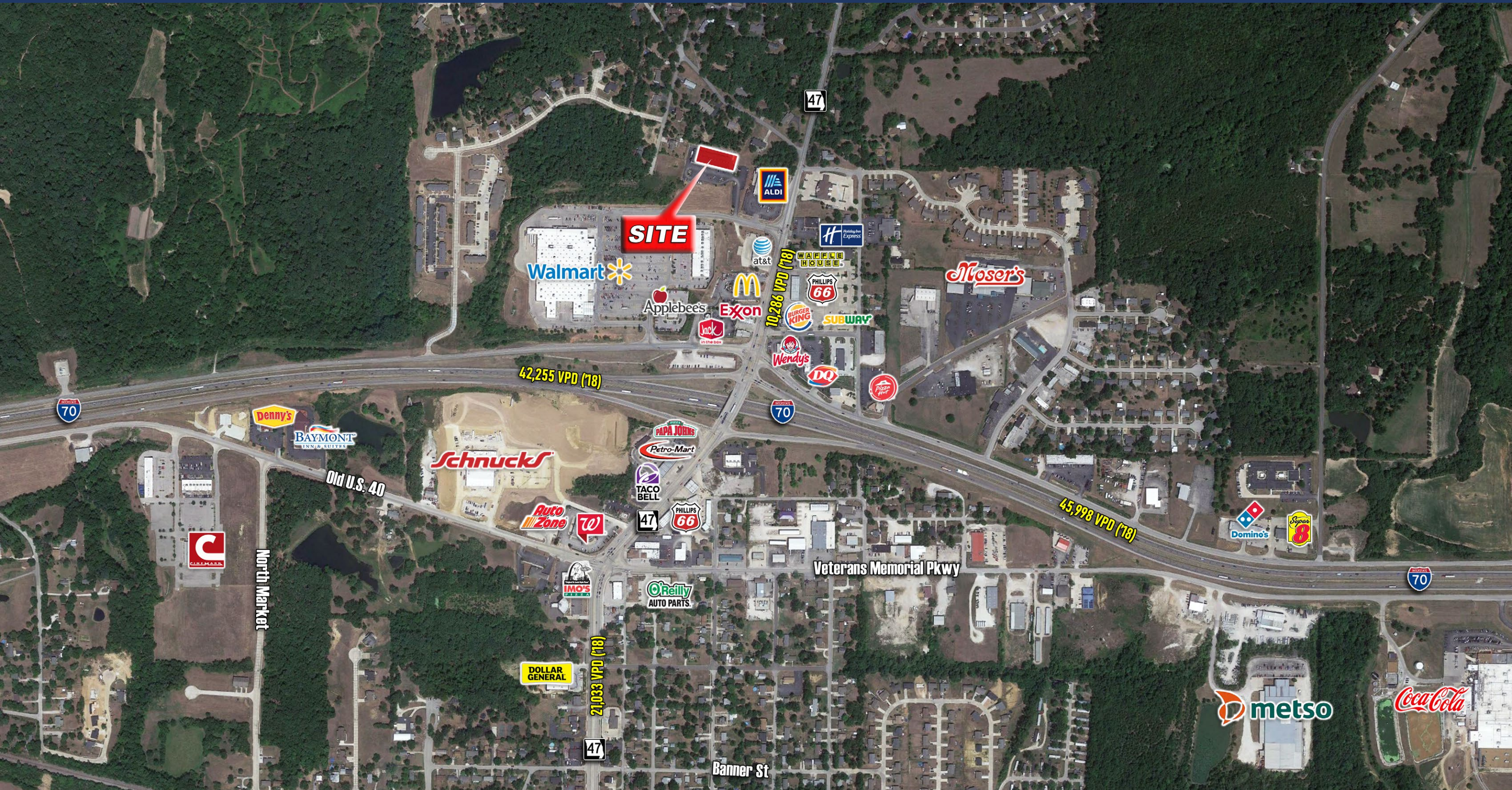
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# TRADE AERIAL

# HAWTHORNE SQUARE

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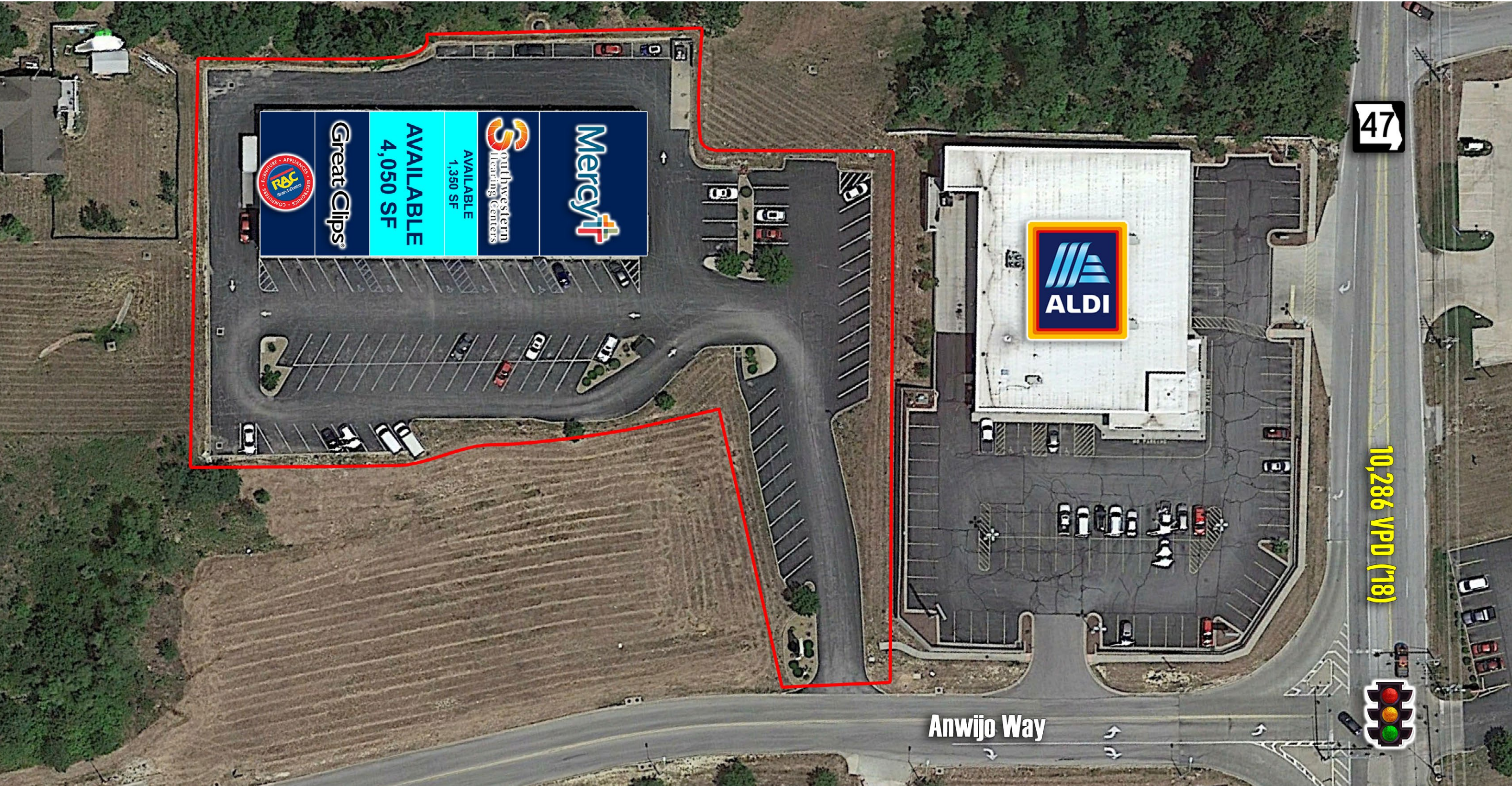
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# SITE PLAN

# HAWTHORNE SQUARE

501-523 ANWIJO WAY | WARRENTON, MO 63383



47



AVAILABLE  
4,050 SF

Great Clips



AVAILABLE  
1,350 SF

Southwestern Learning Centers

Mercy+

10,286 VPD (18)

Anwijo Way



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## 2019 DEMOGRAPHICS



### Population

1-Mile	3,320
3-Mile	12,538
5-Mile	17,044



### Average Household Income

1-Mile	\$56,120
3-Mile	\$58,716
5-Mile	\$61,483



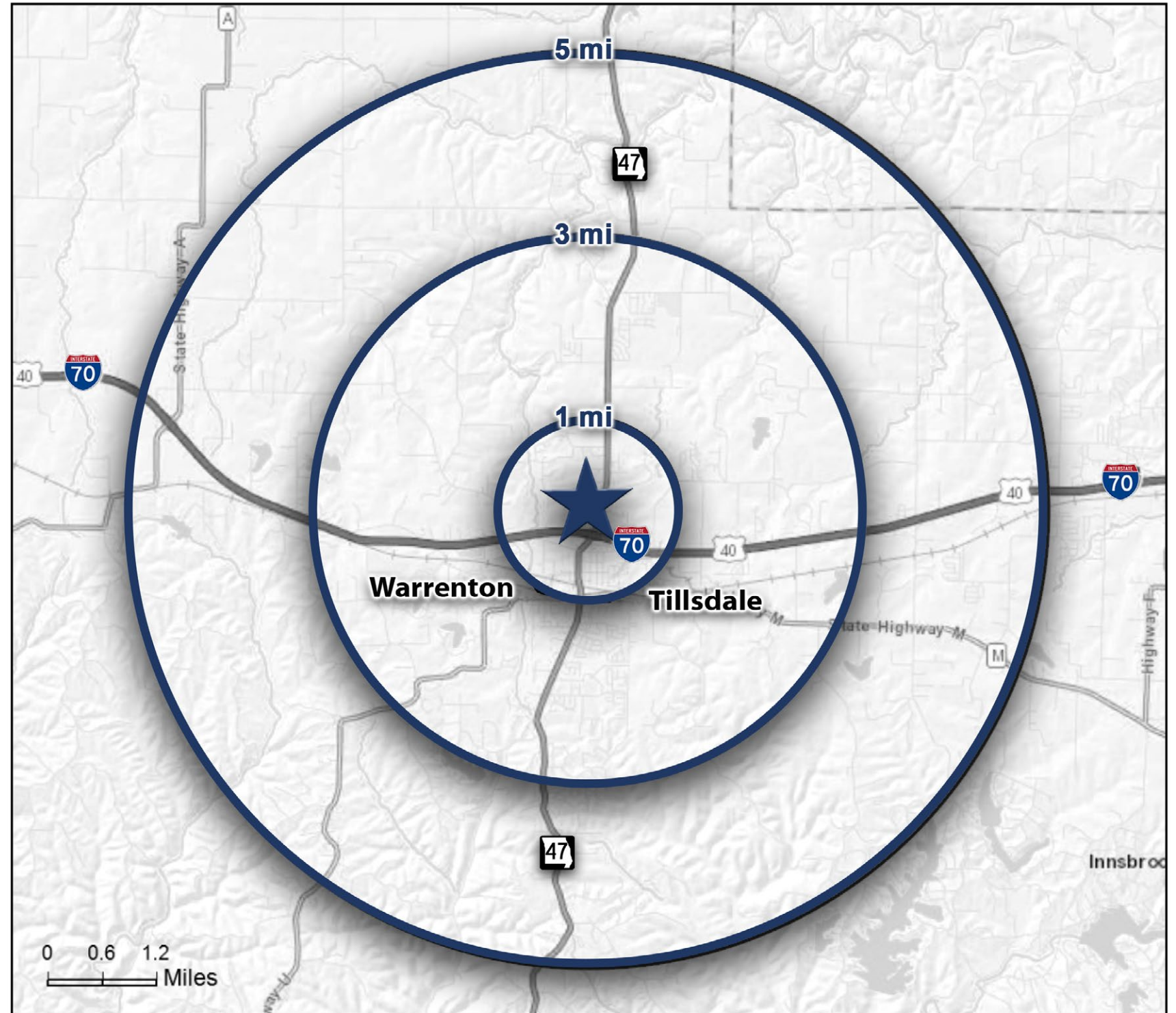
### Number of Households

1-Mile	1,346
3-Mile	4,796
5-Mile	6,430



### Daytime Population

1-Mile	4,664
3-Mile	12,858
5-Mile	15,711



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