

**30 ACRES AVAILABLE FOR SALE OR LEASE**

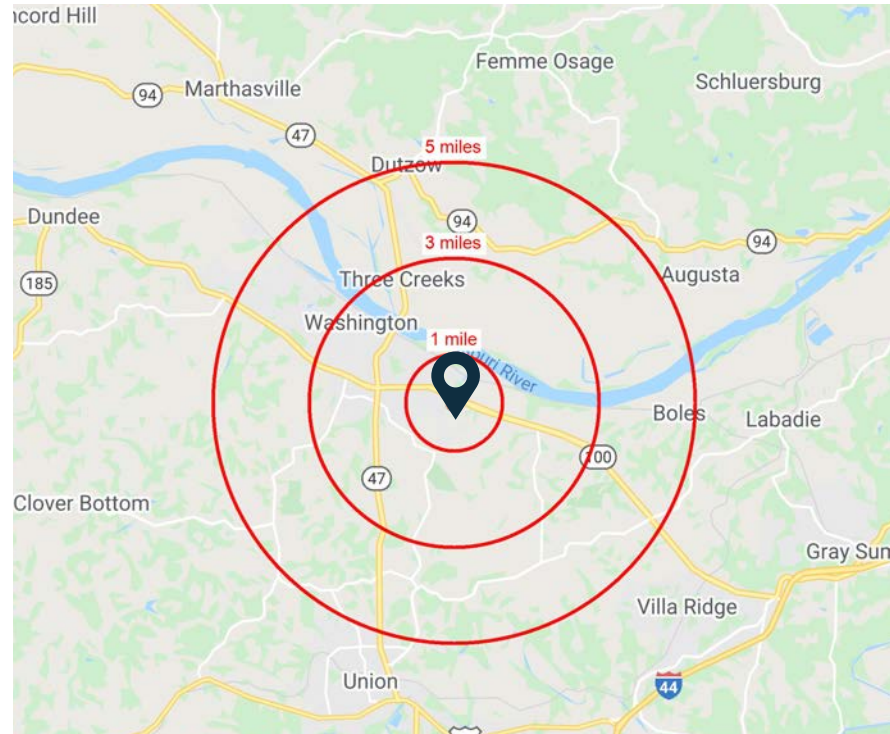
# PROPOSED MIXED-USE DEVELOPMENT

SOUTH POINT ROAD & HIGHWAY 100, WASHINGTON, MO



# PROPERTY INFO

- + 30 Acres Available of New Mixed-Use Development
- + Shared access to Phoenix Center II anchored by Target, Kohls, Dick's, Ross Dress for Less, Marshalls, Ulta and several other national tenants
- + Excellent visibility to highly trafficked Hwy 100
- + Along main retail corridor of the trade area
- + The main retail corridor of Washington serves as the preeminent shopping location for several communities drawing on over 150,000 people for more than 60 miles southwest to Rolla.



## CONTACT BROKER FOR PRICING

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#### DAYTIME POPULATION

2,809 - 1 mile  
16,390 - 3 miles  
25,071 - 5 miles



#### AVG. HOUSEHOLD INCOME

\$100,643 - 1 mile  
\$85,932 - 3 miles  
\$87,779 - 5 miles



#### MEDIAN HOUSEHOLD INCOME

\$80,295 - 1 mile  
\$66,405 - 3 miles  
\$67,215 - 5 miles



#### POPULATION

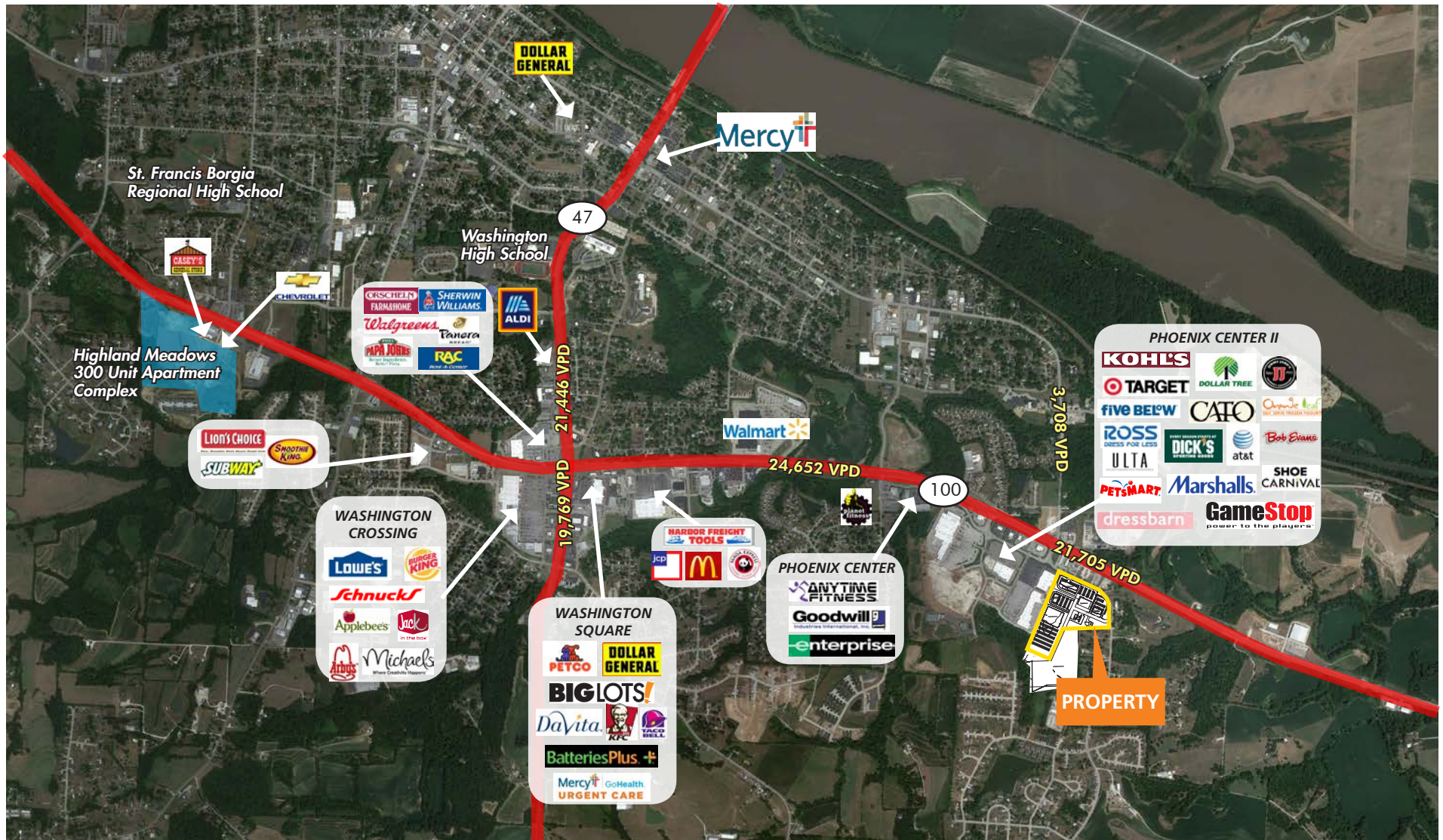
2,506 - 1 mile  
13,656 - 3 miles  
22,187 - 5 miles



#### HOUSEHOLDS

1,053 - 1 mile  
5,767 - 3 miles  
9,036 - 5 miles

# TRADE AERIAL



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# CONCEPTUAL LAYOUT A



# CONCEPTUAL LAYOUT B

