

Northridge Shopping Center

NORTH SIMPSON DRIVE AND COOPER BOULEVARD, WARRENSBURG, MISSOURI

Property Highlights

- New retail center planned in Warrensburg shadow anchoring Walmart and Lowe's
- Home to the University of Central Missouri with over 10,000 students enrolled
- Whiteman Air Force Base just east of Warrensburg with over 9,000 employees
- Over 16,000 cars-per-day on Highway 13
- Retail trade area population of 70,984
- Average income of \$59,561
- Ground lease opportunities available
- Lease rate \$22.00/sf, NNN



For Lease

1,400 to 26,150 (±) SF AVAILABLE

NEWMARK
ZIMMER

Justin A. Beal

Senior Managing Director, Principal

t 816-268-4241

jbeal@nzimmer.com

Matt McCauley

Associate

t 816-268-4202

mmccauley@nzimmer.com



nmrkzimmer.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

Location Map



NORTHRIDGE SHOPPING CENTER, WARRENSBURG, MISSOURI

Site Plan



Demographics

| | 1 mi | 3 mi | 5 mi |
|--------------------|-----------|----------|----------|
| Population | 5,174 | 28,726 | 45,656 |
| Daytime Population | 8,478 | 22,381 | 25,126 |
| Households | 1,755 | 9,888 | 16,434 |
| Average HH Income | \$116,707 | \$98,392 | \$91,761 |
| Median HH Income | \$91,852 | \$77,654 | \$71,631 |

