

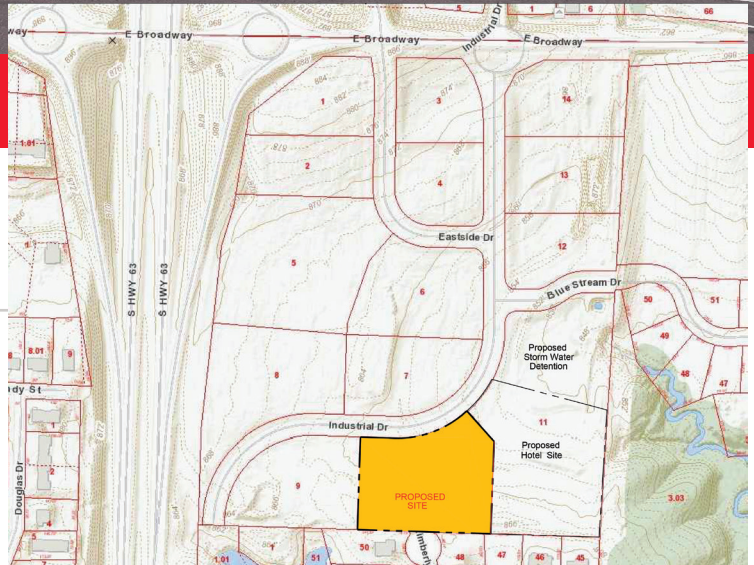
NOW PRE-LEASING



📍 ASHLAND, MO

## Ashland Commons

- 16,000 SF commercial center located on 2.31 acres of land at the corner of US Hwy 63 & E Broadway Interchange offering excellent visibility and high traffic counts.
- Landlord will subdivide from 1,600 SF to 16,000 SF for commercial, retail, or medical.
- Adjacent to Forest Park Subdivision (235 home neighborhood – under construction) and a newly constructed BreakTime C-Store and Taco Bell.
- Ashland, MO is among the top 3 fastest growing cities in Missouri (+14% growth rate) and retail sales leakage of 80% suggests there is an unmet demand in the trade area.
- The proposed extension of Industrial Drive will be the primary thoroughfare access to Ranken Technical College, home to 100 to 300 commuter students. (\$9M campus under construction).



**Orscheln Properties Co. L.L.C.**  
Corey Mehaffy, EVP & General Manager  
660-263-1312  
info@orschelnproperties.com  
orschelnproperties.com



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