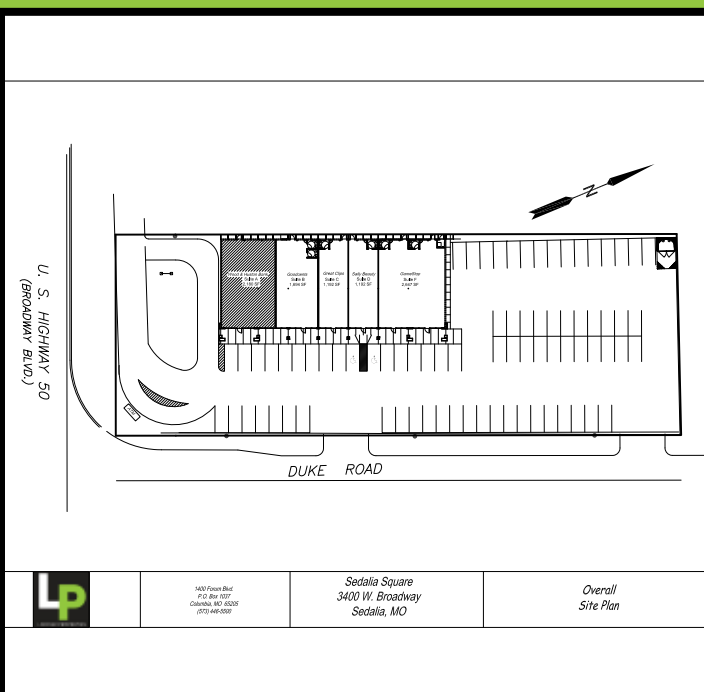


## SEDALIA SQUARE SUITE A



# LP FOR LEASE |

LINDNER PROPERTIES

Sedalia Square  
Suite A  
3400 W. Broadway  
Sedalia, MO 65301

## SITE SUMMARY

- 8,905 square feet
- 25,970 VPD on Broadway (Highway 50)
- Cotenants include Wood & Huston Bank, GameStop, Great Clips, & Sally Beauty
- Missouri State Fair brings nearly 400,000 visitors to Sedalia each August
- Situated near Tyson Foods' 1,600 employees & State Fair Community College, with enrollment of 5,200 students
- Located in center of the main retail corridor at signalized entrance to Walmart Supercenter and near TJ Maxx, Lowe's, Aldi, and JC Penney

	1-Mile	3-Miles	5-Miles
Population	3,287	20,037	28,713
Average HH Income	\$51,248	\$56,171	\$56,282
Households	1,567	8,393	11,861
Total Daytime Population	8,200	26,496	32,271



## SUITE SUMMARY

- 2,180 square feet (expandable)
- End cap with drive thru
- Pylon signage available
- Fantastic visibility to signalized intersection

The above information is deemed to be accurate however it is subject to errors, omissions and change at any time.

For leasing information, contact  
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**LP LINDNER**  
PROPERTIES

