

FOR LEASE

Retail Property For Lease

950 S. WESTWOOD // POPLAR BLUFF, MO 63901



OFFERING SUMMARY

Lease Rate: \$6.00 - 10.00 SF/yr (NNN)

Available SF: 1,858 +/- sf endcap
4,900 +/- sf endcap

Location: 950 S. Westwood Blvd.
Poplar Bluff, MO

PROPERTY OVERVIEW

Located across the street from Home Depot & Adjacent to Applebees & Maya's

PROPERTY HIGHLIGHTS

- Two (2) endcaps available - 1,858 +/- sf and 4,900 +/- sf
- \$6.00 to 10.00 s.f. NNN
- NNN Expenses estimated at \$1.60 per square foot
- Area Retailers & Restaurants include: Home Depot, Walmart SuperCenter, Pack's Lumber, Sears, Carstar Auto, JC Penny, Cato, Rent One, Office Depot, Sally Beauty, CVS, Walgreens, Dollar General, Ford, Lincoln, Mercury, GMC, Applebee's, Maya's Mexican Restaurant, Subway, Sonic, McDonalds, Taco Bell, Hardees, Arby's and more.
- S. Westwood Blvd. near the intersection of Shelby Rd and Hwy 53
- New Proposed Pylon Sign to be Installed



SCOTT F. HARRELL & ASSOCIATES, INC.

Commercial Real Estate Services
1354 E. Kingsley Suite B, Springfield, MO 65804
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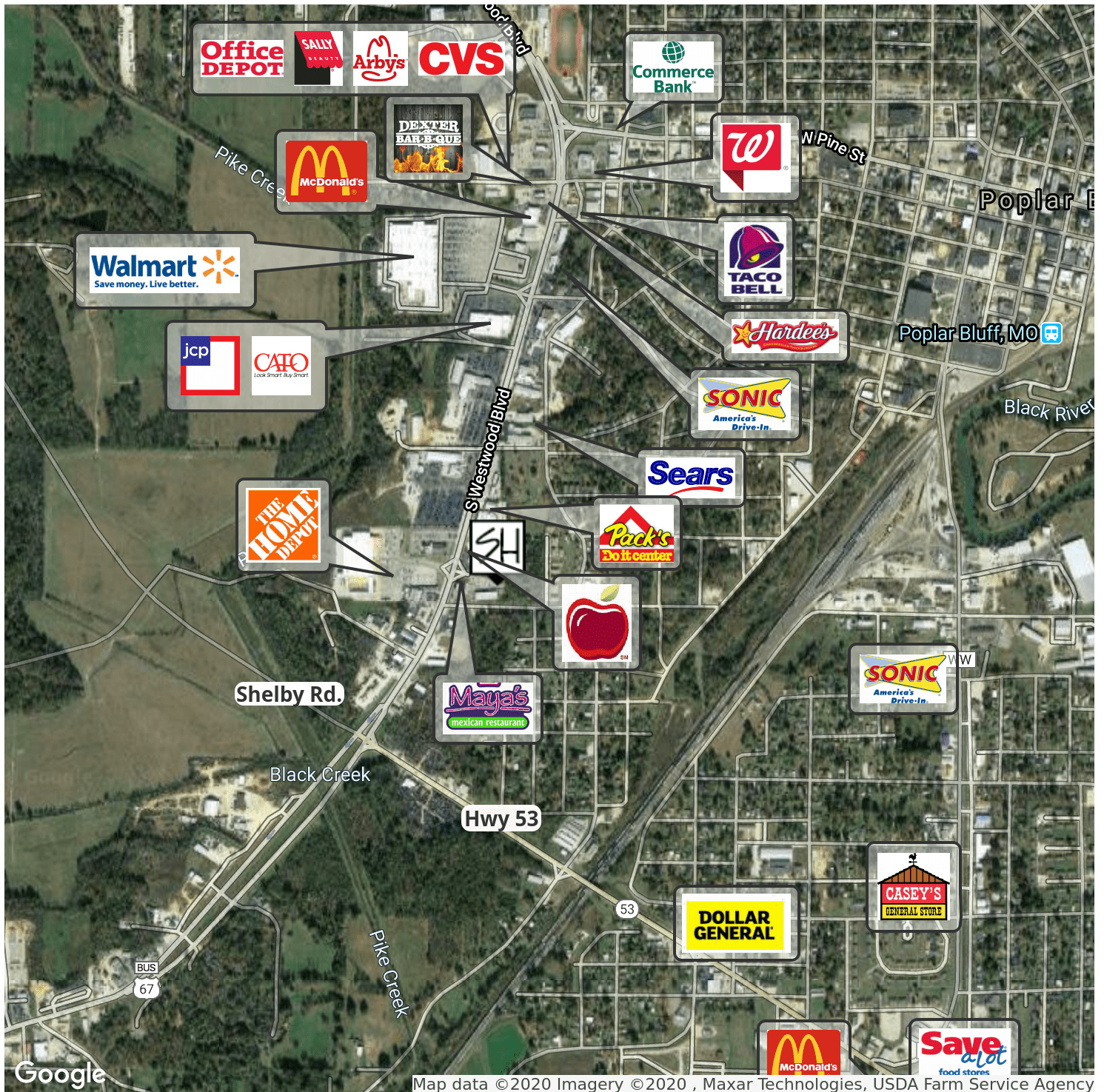
ZACHARY HARRELL, CCIM

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POPLAR BLUFF RESTAURANT & RETAIL MAP

Retail Property For Lease

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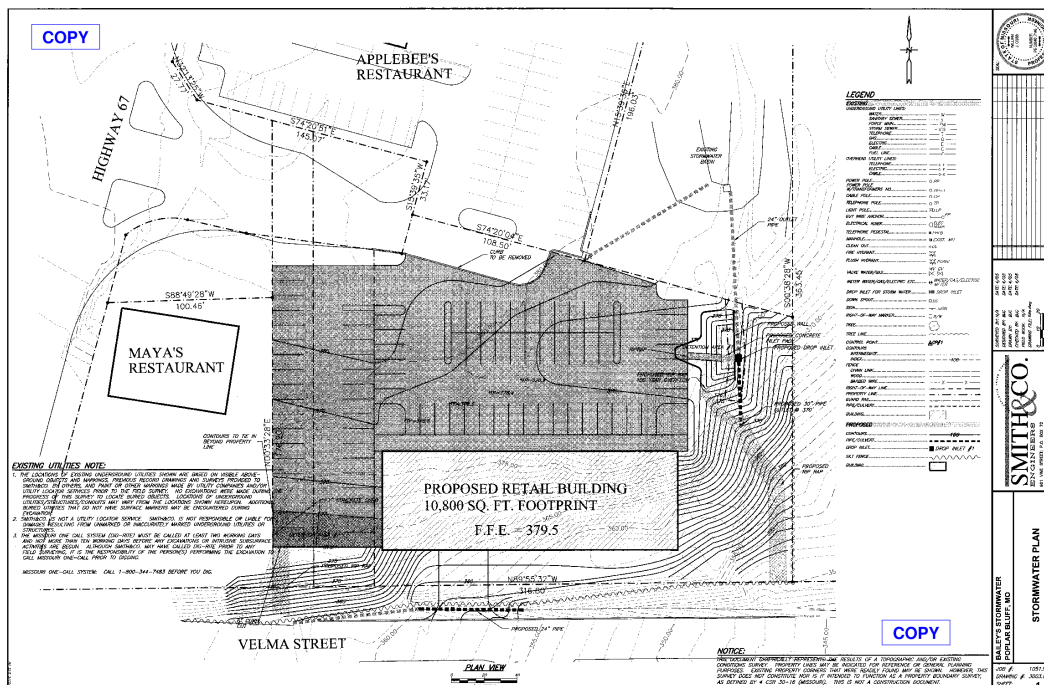
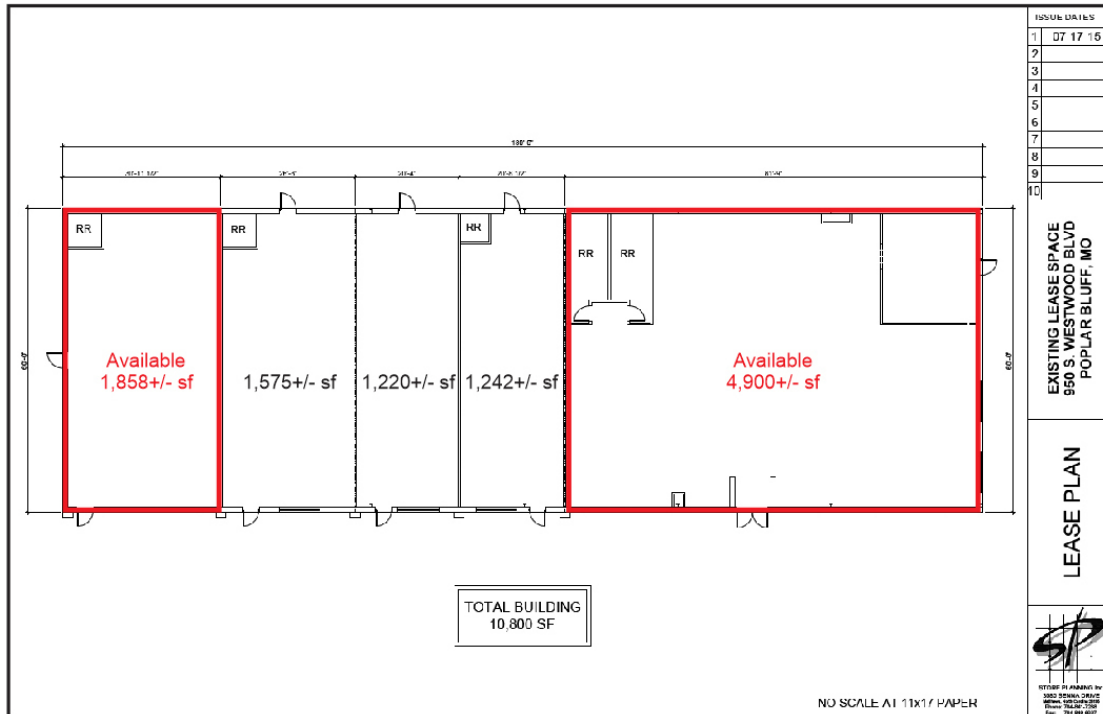
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SITE PLAN

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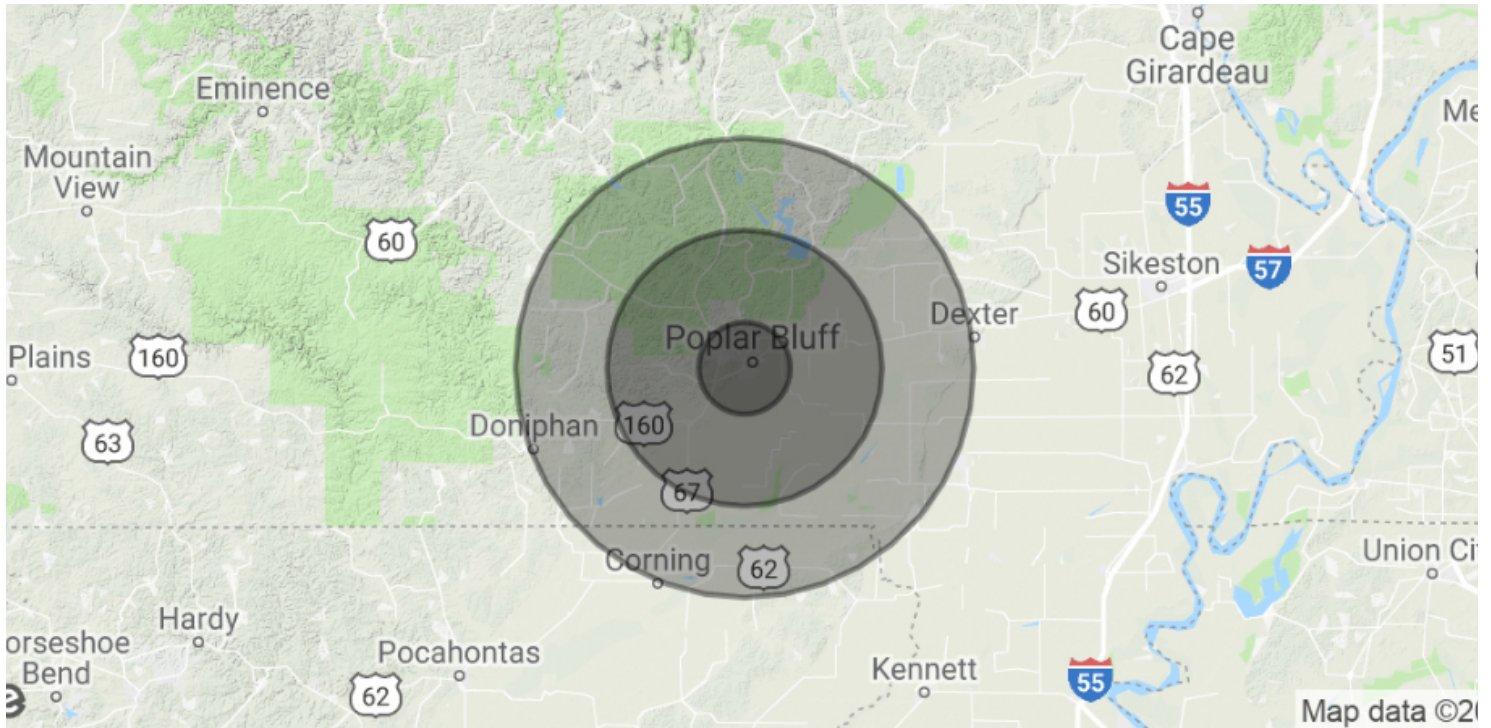
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DEMOGRAPHICS MAP & REPORT

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Demographics

| | 5 Mile | 15 Mile | 25 Mile |
|--------------------------|----------|----------|----------|
| Population | 25,873 | 46,494 | 71,963 |
| Average Household Income | \$40,217 | \$45,285 | \$44,998 |



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POPLAR BLUFF MARKET OVERVIEW

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Population

- Trade Area: 168,000
- Median Age - 38.4 years old
- Butler County: 41,471
- City of Poplar Bluff: 17,096

Poplar Bluff Retail Sales

- 39% of Poplar Bluff's Retail Sales come from those residing inside the city limits
- 71% of Poplar Bluff's Retail Sales come from residents of Butler County
- 92% of Poplar Bluff's Retail Sales come from within a seven (7) county region (Butler, Wayne, Ripley, Carter, Stoddard & Reynolds in MO & Clay County, AR)

Education

- Colleges and number of students
 - Three Rivers Community College (4,400)
 - Poplar Bluff Tech Center (299)
- Poplar Bluff High School (1261)
- Poplar Bluff Jr. High School (715)
- Private Schools
 - Sacred Heart (253)
 - Westwood Boulevard Baptist Academy (244)
- Public Elementary Schools
 - 5th & 6th Grade Center (735)
 - Oak Grove Elementary (461)
 - O'Neal Elementary (435)
 - Mark Twain Kindergarten Center (409)
 - Eugene Field Elementary (397)
 - Lake Road Elementary (250)
 - Kinyon Early Childhood (244)

Top 10 Employers for Poplar Bluff & Butler County

- Poplar Bluff Regional Medical Center (1,300)
- Briggs & Stratton Corp (1050)
- Poplar Bluff R-1 Schools (720)
- V. A. Medical Center (580)
- Gates Rubber Company (500)
- Wal-Mart SuperCenter (456)
- Mid Continent Nail (425)
- Three Rivers College (380)
- City of Poplar Bluff (300)
- Starting USA (180)

Medical Facilities:

- Hospitals & number of beds/physicians
 - Poplar Bluff Regional Medical Center (423/96)
 - John J. Pershing VA Medical Center (58/50)
 - Black River Medical Center (14/32)
- Clinics & number of physicians
 - Physicians Park Primary Care (38)
 - Kneibert Clinic, LLC (26)
 - Advanced Healthcare Management (5)
- Other Healthcare Related Facilities
 - Health First / IPA, LLC
 - Gamma Healthcare, Inc.

Major Retailers:

- Home Depot, Wal-Mart SuperCenter, Menards, JCPenney, Sears, Ross, Academy Sports, Dunham's Sports, Hobby Lobby, Marshall's, Five Below, Shoe Carnival, Office Depot, Walgreens, CVS, Orscheln, Big Lots, Ashley's, Heffner's Furniture, American Super Stores, Fred's, Box 10, Aldi, Kroger, CATO, GameStop, O'Reilly's Automotive, Auto Zone, Ulta, AT&T, Verizon, Dollar General, Goody's, Maurice's, Hibbett Sports, rue21, Payless Shoes, Shoe Sensation, Buffalo Wild Wings, Colton's, Applebee's, Petsway, PetSmart, Dollar Tree, Wal-Mart Neighborhood Market

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