

# 900 W Washington



900 W WASHINGTON ST, MARSHFIELD, MO 65706

COVER PAGE

For Lease



For more information please contact:

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Senior Broker

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For Lease



### PROPERTY SUMMARY

Available SF:	28,863 SF
Lease Rate:	\$4.00 SF/yr (NNN)
Lot Size:	0 Acres
Building Size:	28,863 SF
Zoning:	Commercial
Market:	Marshfield, MO
Cross Streets:	S Blair St

### PROPERTY OVERVIEW

Retail space for lease in Marshfield, MO. Building is anchored by Dollar General & shadow anchored by O'Reilly Automotive Parts.

### PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- High Traffic Counts.
- Anchored by Dollar General
- Signalized Intersection.
- Corner Lot.

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AVAILABLE SPACES

For Lease

**Lease Rate:** \$4.00 SF/YR (NNN)      **Total Space:** 28,863 SF  
**Lease Type:** NNN      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
900	Retail	\$4.00 SF/YR	NNN	28,863 SF	Negotiable	End Cap



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ADDITIONAL PHOTOS

For Lease



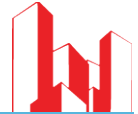
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RETAILER MAP

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Google

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LOCATION MAPS

For Lease



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	621	9,785	21,933
MEDIAN AGE	38.6	36.8	37.2
MEDIAN AGE (MALE)	39.0	36.6	36.9
MEDIAN AGE (FEMALE)	38.1	37.1	38.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	239	3,770	8,281
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$44,062	\$46,450	\$49,078
AVERAGE HOUSE VALUE	\$152,848	\$166,808	\$165,870

## PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
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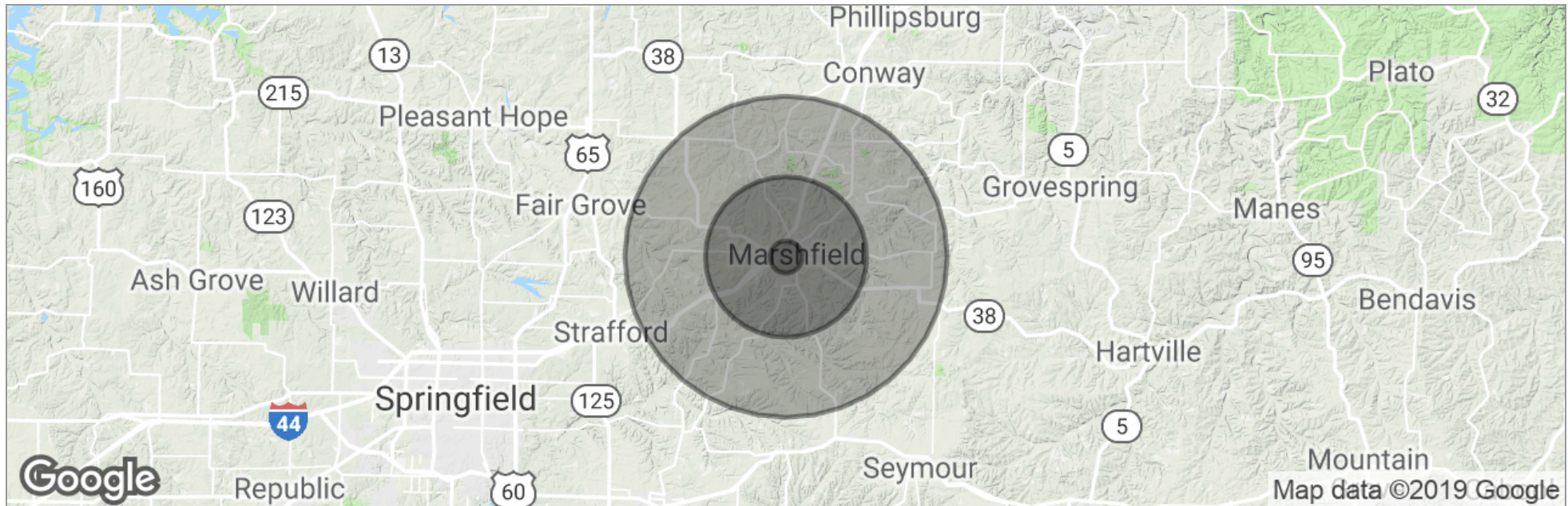
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DEMOGRAPHICS MAP

For Lease



	1 Mile	5 Miles	10 Miles
Total Population	621	9,785	21,933
Population Density	198	125	70
Median Age	38.6	36.8	37.2
Median Age (Male)	39.0	36.6	36.9
Median Age (Female)	38.1	37.1	38.3
Total Households	239	3,770	8,281
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$44,062	\$46,450	\$49,078
Average House Value	\$152,848	\$166,808	\$165,870

\* Demographic data derived from 2010 US Census

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**Memberships & Affiliations**

CCIM, ICSC, NAR, MAR.

**Education**

Bachelors Degree in Business Administration from University of Northern Colorado.  
Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR