

LINCOLN COUNTY

1 – 15 Lincoln Center, Troy, MO 63379



Property Information:

- Located in Main Retail Corridor
- Retail Space and Outparcel Available
- Total Center Size – 70,002 sq. ft.
- Traffic Count – 34,986 vehicles per day

Demographics:

	5 miles	10 miles	15 miles
Estimated Population in 2016	23,066	46,291	100,141
Projected Population in 2020	24,056	48,309	105,656
Average Household Income	\$65,138	\$67,333	\$71,223
Median Household Income	\$55,733	\$56,624	\$58,795



For More Information

Contact:
Core Real Estate
Group, LLC

Tony Gagliano

tony@CORErealestatellc.com

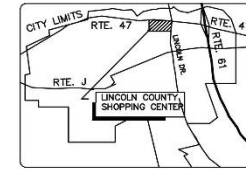
Phone Number:
D:636-359-2537

O:636-887-2701

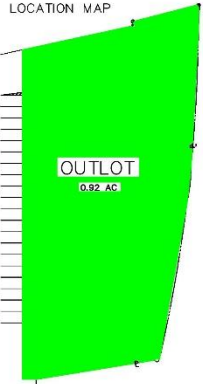
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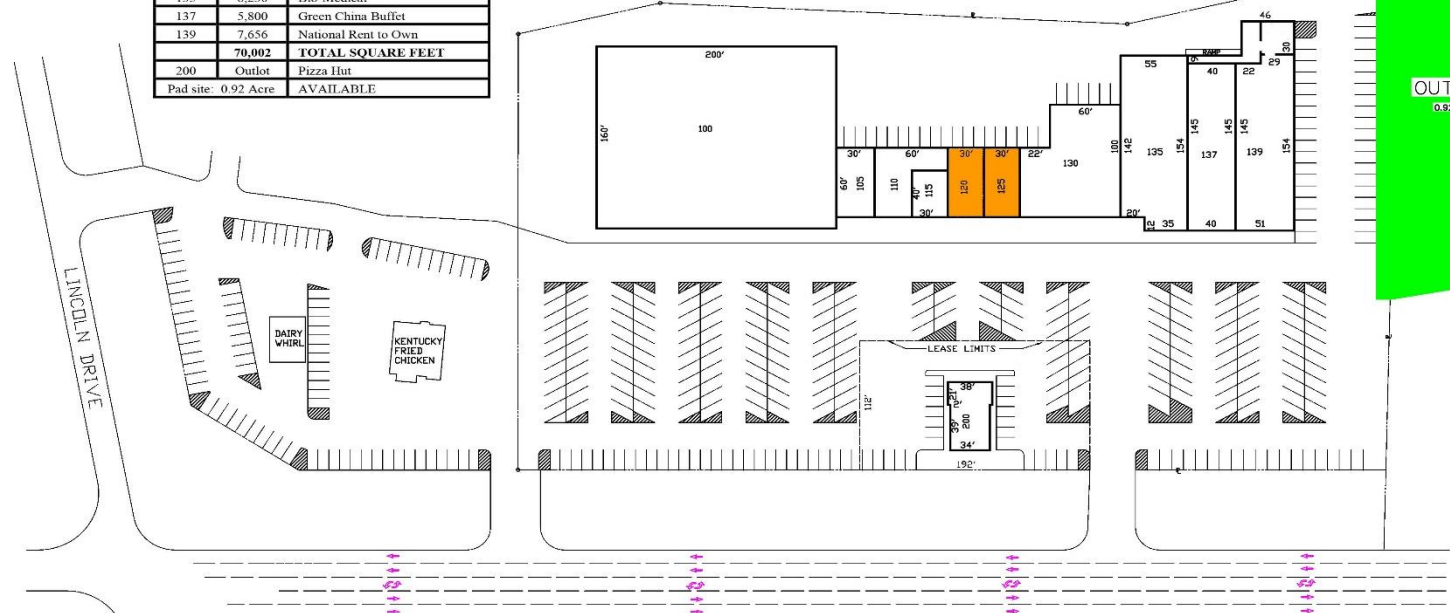
Center #110	Lincoln County Shopping Center Tenants	
Unit	Sq. Ft.	Tenant Name
100	32,000	Orscheln Farm & Home
105	1,800	Nail Spa
110	2,400	Mr. D's Pizza
115	1,200	AAA Cash Advance
120	1,800	AVAILABLE
125	1,800	AVAILABLE
130	7,316	Dollar General
135	8,230	Bio-Medical
137	5,800	Green China Buffet
139	7,656	National Rent to Own
	70,002	TOTAL SQUARE FEET
200	Outlot	Pizza Hut
Pad site:	0.92 Acre	AVAILABLE



LOCATION MAP



OUTLOT
0.92 AC



LINCOLN DRIVE

DAIRY WHIRL

KENTUCKY FRIED CHICKEN

STATE ROUTE 47

PARKING RATIO
TOTAL DEV. = 83,000 S.F.
PARKING SPACES = 427 SPA.
RATIO = 5.1 SPA/1,000 S.F.



North

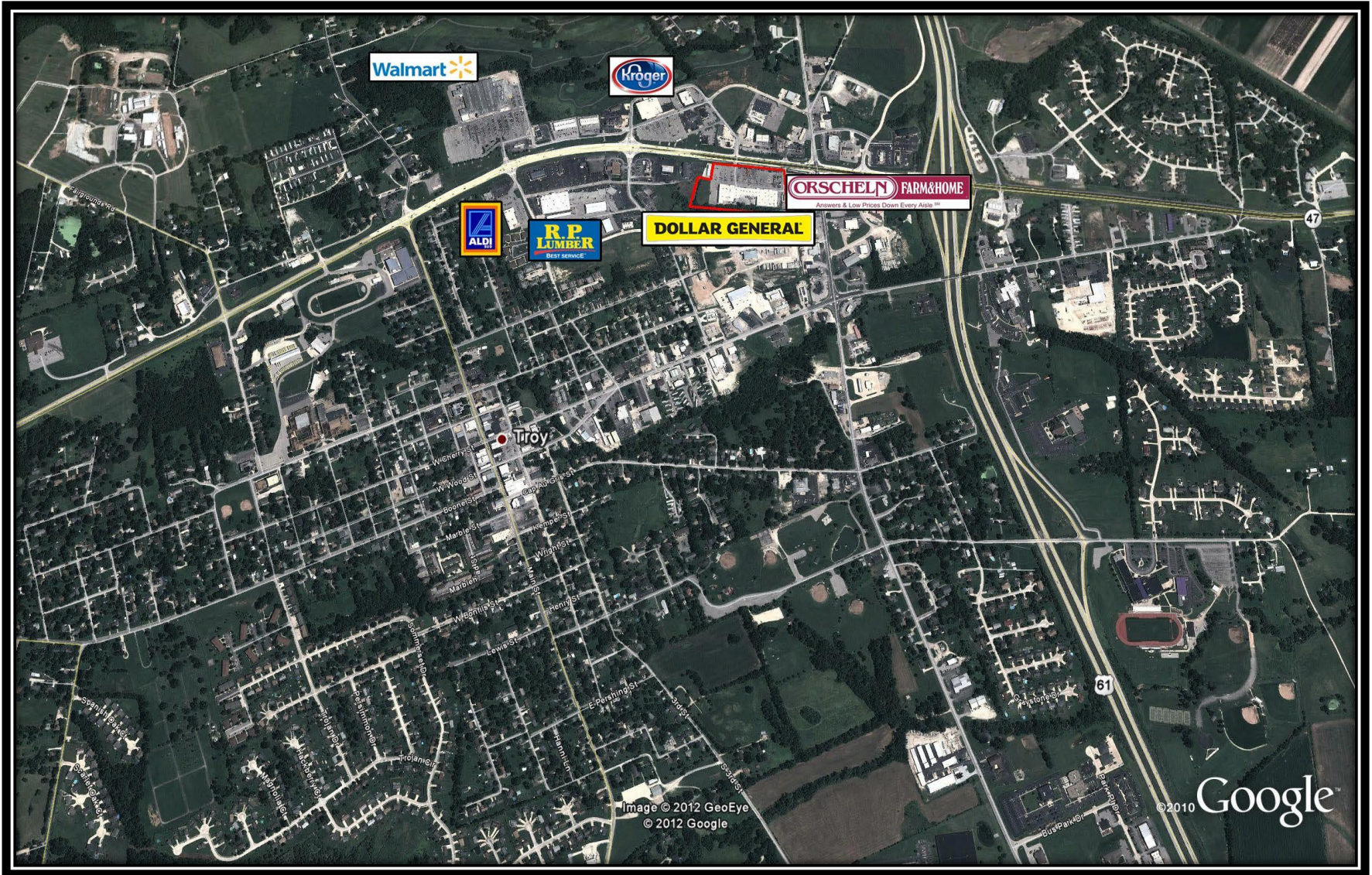


RAUL WALTERS PROPERTIES
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CORE
REAL ESTATE GROUP, LLC



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