

# MINERAL AREA

MO-32 (Karsch Ave.) and Walton Dr.  
Farmington, Missouri 63640

## FOR LEASE:

Lloyd Jones  
lloyd@rljonesproperties.com  
314.574.9412



### Available:

- ▶ 1,000-18,000 SF units available in phase 1 of new development

### Specifications

Zoning: C-3 Commercial      Retailers within 1 mile include: Wal-Mart, Lowe's, Aldi, JcPenny, KFC, White Castle, Gamestop, Walgreens and Maurices

### Features:

- ▶ Excellent Visibility (corner of highway 32 and Walton Dr.)
- ▶ High traffic count (22,462 VPD)
- ▶ Across from Wal-Mart Supercenter
- ▶ Regional Trading Market



Demographics	3 mile	5 mile	10 mile
Total Population	19,692	40,805	123,400
Households	6,560	8,379	17,499
Median Household Income	\$38,735	\$41,316	\$39,148
Median Age	38	36.9	37.2



Commercial Development, Leasing, Brokerage

### RL Jones Properties

17195 New College Ave  
Wildwood, MO 63040  
Phone| 636.287.2700  
Fax| 636.287.2703  
www.rljonesproperties.com

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### Site Plan

SPACE	CONDITION	SF
A	Aspen Dental	2,800
B	Proposed B New construction	6,500
C	Proposed C Outlot	3,500
D	Proposed D New Construction	7,500



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Mineral Area Shopping Center  
redevelopment facelift



Proposed Pylon Sign

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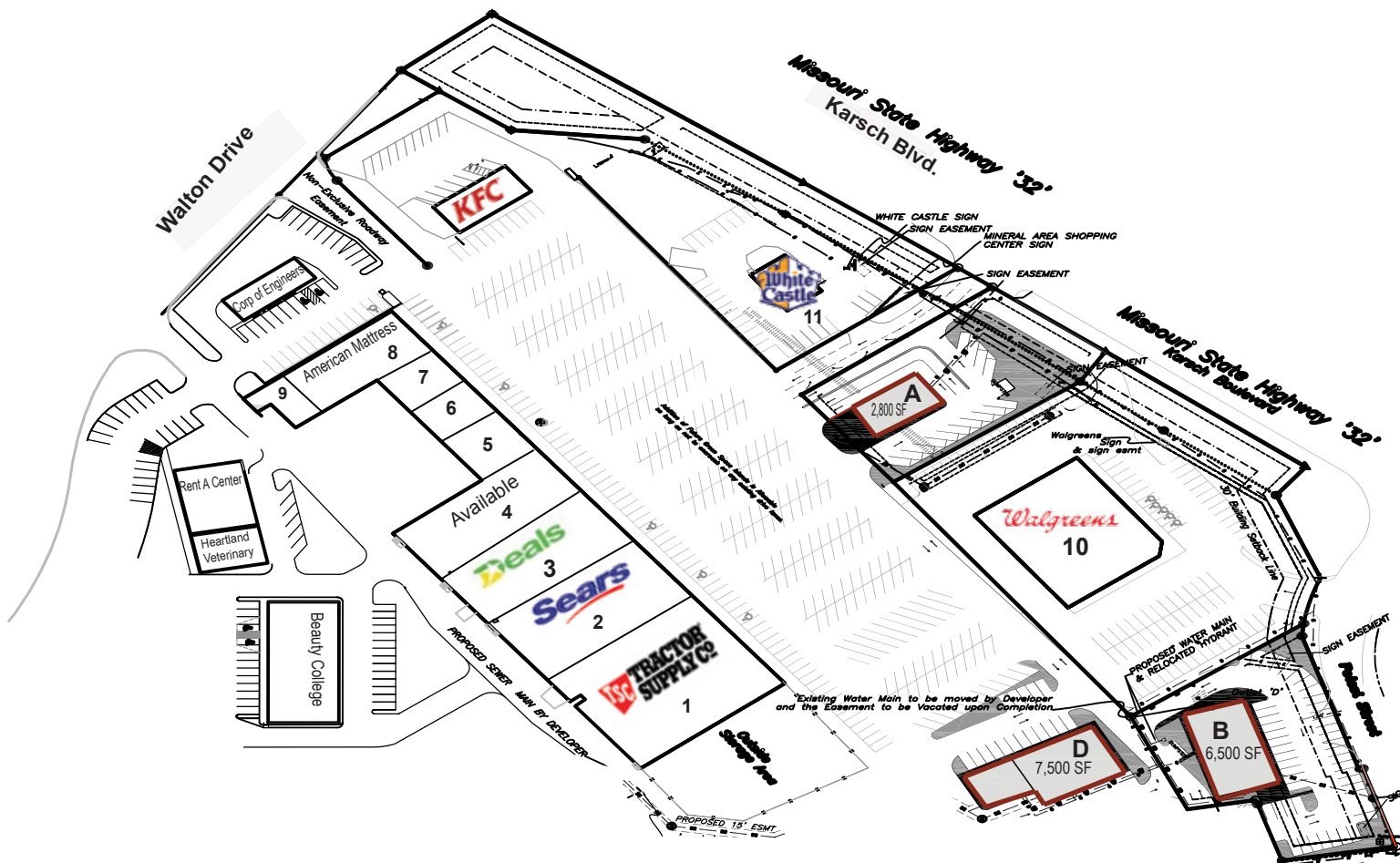
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## Site Plan

SPACE	TENANT	SF
1	Tractor Supply	20,000
2	Sears Hometown	9,600
3	Deal's	10,400
4	<b>Available</b>	<b>15,825</b>
5	Si Senor Mexican	3,000
6	Show Me R-T-O	3,000
7	Spring Leaf	1,500
8	American Mattress	8,050
9	UPS Store	1,500
10	Walgreens	outlot
11	White Castle	outlot

## NEW CONSTRUCTION

<b>A</b>	<b>Aspen Dental</b>	<b>2,800</b>
<b>B</b>	<b>Proposed B</b>	<b>6,500</b>
<b>C</b>	<b>Proposed C</b>	<b>3,500</b>
<b>D</b>	<b>Proposed D</b>	<b>7,500</b>



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Highway 67  
18,508 VPD

22,462 VPD

Mineral Area  
Shopping Center



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