

0.60-4.52 ACRES  
**AVAILABLE**

**HIGHWAY 54**

CAMDENTON, MO

bomgaars

Pizza-Hut

DOLLAR TREE

usbank

PROPOSED  
GROCERY

Culver's

WALSH  
Oil CHANGERS

SITE

SUBWAY

AT&T

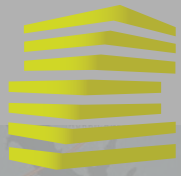
**FOR SALE, LEASE,  
OR BUILD TO SUIT**

CAMDENTON HIGH SCHOOL  
1,322 STUDENTS



LOCATION.  
commercial real estate



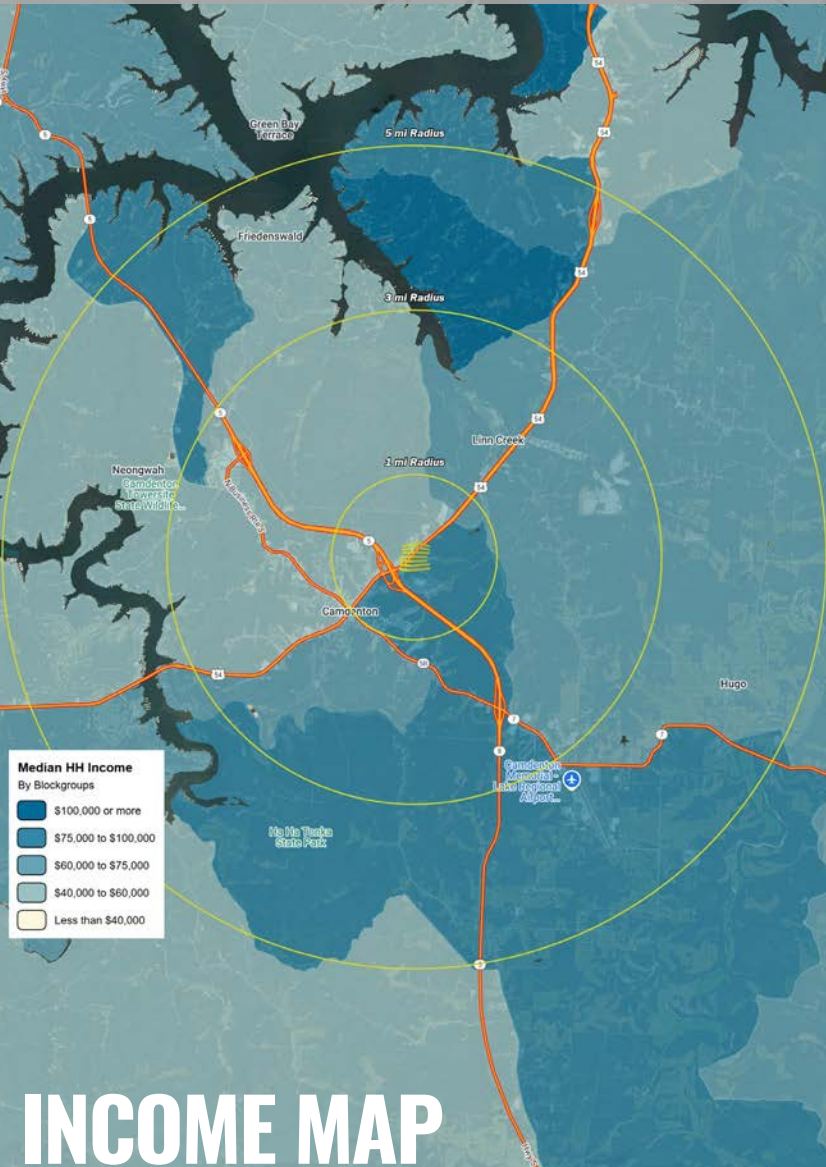


# HIGHWAY 54

## NEIGHBORHOOD VIBE

JOE LODES | MIKE PETTIT

314.818.1564 (OFFICE) | 314.818.1550x108 (OFFICE)  
314.852.8234 (MOBILE) | 636.288.5412 (MOBILE)  
Joe@LocationCRE.com | Mike@LocationCRE.com



### TRADE AREA OVERVIEW

CAMDENTON IS A KEY COMMERCIAL AND GOVERNMENTAL HUB OF THE LAKE OF THE OZARKS REGION, LOCATED IN CAMDEN COUNTY ALONG US-54, APPROXIMATELY 35 MILES SOUTHWEST OF JEFFERSON CITY. SERVING AS THE COUNTY SEAT, CAMDENTON SUPPORTS A STRONG YEAR-ROUND POPULATION WHILE ALSO BENEFITING FROM SIGNIFICANT SEASONAL TOURISM DRIVEN BY LAKE OF THE OZARKS, ONE OF MISSOURI'S TOP TRAVEL DESTINATIONS.

THE LOCAL ECONOMY IS ANCHORED BY CAMDEN COUNTY GOVERNMENT OFFICES, LAKE REGIONAL HEALTH SYSTEM, AND THE CAMDENTON R-III SCHOOL DISTRICT, ALONG WITH A BROAD MIX OF RETAIL, HOSPITALITY, AND SERVICE-RELATED BUSINESSES. THE AREA EXPERIENCES A SUBSTANTIAL INFLUX OF VISITORS DURING PEAK TOURISM SEASONS, SIGNIFICANTLY INCREASING CONSUMER SPENDING AND TRADE AREA REACH.

CAMDENTON'S PRIMARY COMMERCIAL CORRIDORS ALONG US-54 FEATURE NATIONAL RETAILERS, GROCERY, DINING, LODGING, AND MARINE-RELATED BUSINESSES THAT SERVE BOTH RESIDENTS AND VISITORS. CONTINUED RESIDENTIAL DEVELOPMENT AND TOURISM-DRIVEN INVESTMENT HAVE STRENGTHENED DEMAND FOR RETAIL AND SERVICE USES THROUGHOUT THE MARKET.

WITH ITS CENTRAL LOCATION, STABLE EMPLOYMENT BASE, AND STRONG TOURISM INFLUENCE, CAMDENTON FUNCTIONS AS A REGIONAL TRADE CENTER WITHIN THE LAKE OF THE OZARKS, OFFERING CONSISTENT TRAFFIC, SEASONAL POPULATION GROWTH, AND LONG-TERM COMMERCIAL VIABILITY.

### DEMOGRAPHICS

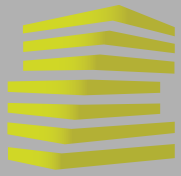
	1 mile	3 mile	5 mile
POPULATION	1,034	4,640	10,670
HOUSEHOLDS	407	1,844	4,393
EMPLOYEES	798	2,708	3,167
MED HH INCOME	\$66,148	\$63,255	\$67,699

### AREA RETAIL | RESTAURANTS

**bomgaars Walmart** \* **DOLLAR TREE**

**Culver's** **usbank** **SUBWAY**





# HIGHWAY 54

## MARKET AERIAL

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- **0.60-4.52 AC AVAILABLE FOR SALE, GROUND LEASE, OR BUILD TO SUIT**
- **GREAT VISIBILITY TO 25,849 VPD ON HWY 54**
- **CAMDENTON HIGH SCHOOL STUDENT COUNT: 1,322**
- **CALL BROKER FOR PRICING**