

# TRUMAN LAKE MALL

1832 E. OHIO STREET

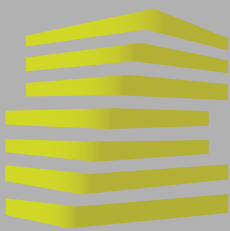
CLINTON, MO



LOCATION.  
commercial real estate







# TRUMAN LAKE MALL

## NEIGHBORHOOD VIBE

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

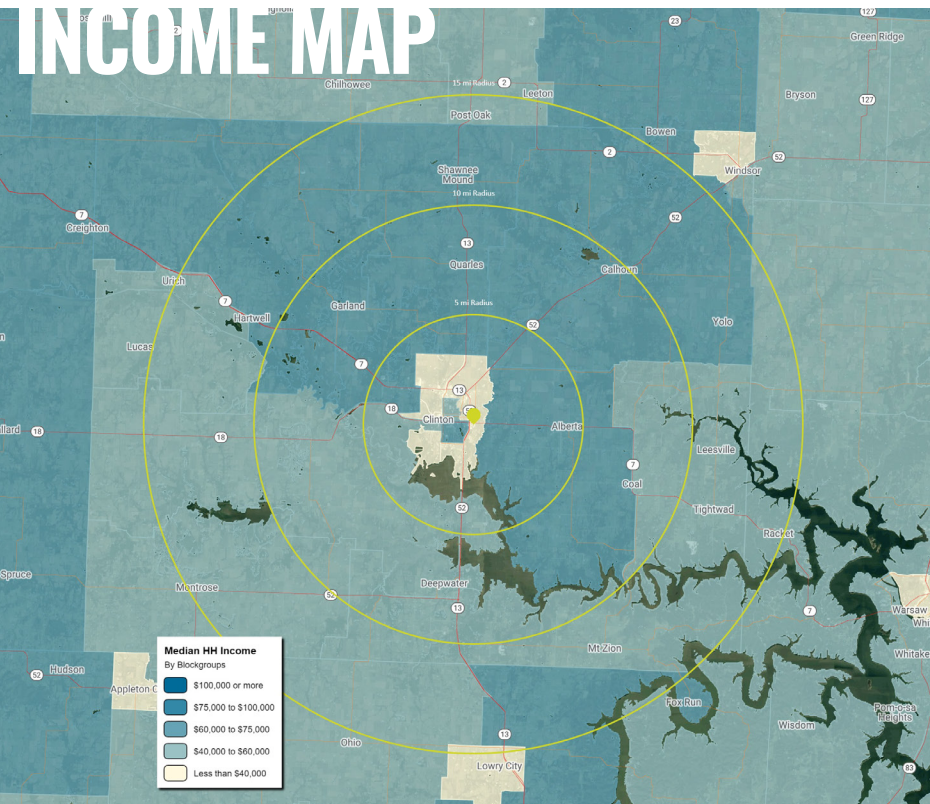
SCOTT BITNEY

314.818.1550 (DIRECT)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

## INCOME MAP



## ANNUAL DEMOGRAPHICS

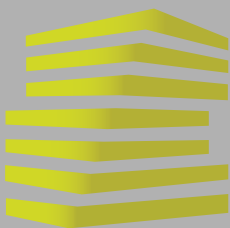
		5 MILES	10 MILES	15 MILES
POPULATION		10,529	14,053	18,602
HOUSEHOLDS		4,538	6,018	7,987
AVG HH INCOME		\$77,765	\$81,031	\$83,758

Clinton sits at the junctions of Highways 7, 13 and 52. Kansas City, Springfield and Lake of the Ozarks are just a short distance away. As the seat of Henry County, Clinton is the hub of retail, trade, manufacturing, farming, medical care and other economic sectors in this part of Missouri.

The downtown square serves as a center for community commerce and public affairs. It features a central courthouse and numerous shops, stores, and eating facilities. More than a dozen churches are found in the community, a few of which predate 1900. Several important state highways intersect at Clinton, and a cluster of "big-box" stores, as well as several "national-chain" motels, are located in that area. Smaller motels are found on the outskirts of town on all sides. Clinton's top employers include Golden Valley Memorial Healthcare, Tracker Marine, Schreiber Foods, Transcontinental, Walmart, Clinton School District, Compass Health, and Kansas City Power & Light Co.

Clinton lies at the western end of the Katy Trail, a 225-mile long state park used by cyclists, runners, and horseback riders. The rail trail is built on the path of the old Missouri-Kansas-Texas Railroad, which was abandoned between Clinton and Sedalia in 1989. The former Katy railroad from Clinton south to Nevada, MO is still in operation by the Missouri and Northern Arkansas Railroad (RailAmerica). The city is also situated near Truman Lake which is widely known for its excellent boating, fishing, camping, and other related activities. Clinton is also home to two of the area's finer 18-hole golf courses.





# TRUMAN LAKE MALL

## SITE PLAN

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

SCOTT BITNEY

314.818.1550 (DIRECT)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com



### KEY

Available: ■

Leased: ■

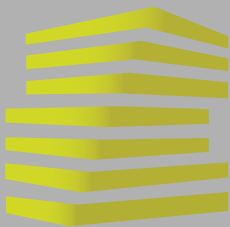
Future Site: ■



- **WALMART SUPERCENTER ANCHORED SHOPPING CENTER LOCATED IN THE HEART OF THE TRADE AREA**
- **MAJOR RETAILERS INCLUDE WALMART, ACE HARDWARE, TRACTOR SUPPLY, BEALLS, HIBBETT SPORTS, AND FACTORY CONNECTION**
- **AVAILABLE SPACE FROM 1,050-11,699 SF**
- **OUTPARCEL OPPORTUNITIES**
- **CLOSE TO TRUMAN LAKE, MISSOURI'S LARGEST MAN MADE LAKE, OFFERING GREAT FISHING AND CAMPING**

Suite	Tenant	SF
1	Walmart	151,980
2	Factory Connection	4,960
3	GameStop	1,600
4	Quik Cash	2,080
5	Bealls	25,200
6	Tractor Supply	21,585
7	AVAILABLE	11,699
8	Blush Boot Camp	3,850
9	Hibbett Sports	4,900
10	AVAILABLE	2,760
11	AVAILABLE	1,050
12	#1 Nails	1,400
13	Aqueous Vapors	1,750
14	Snip N Clip	1,400
15	AVAILABLE	1,750
16	AVAILABLE	2,100
17	Dollar Tree	8,000
18	Integrity Floors	10,191
19	Ace Hardware	31,809





# TRUMAN LAKE MALL

## MARKET AERIAL

TONY MOON

314.818.1567 (OFFICE)  
314.560.0781 (MOBILE)  
Tony@LocationCRE.com

SCOTT BITNEY

314.818.1550 (DIRECT)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

ALEX APTER

314.818.1562 (OFFICE)  
314.488.5900 (MOBILE)  
Alex@LocationCRE.com

