

HILLCREST PLAZA

1403 HILLCREST DR

DONIPHAN, MO

SITE

**DOLLAR
GENERAL**



**DOLLAR
TREE**

SUBWAY



LOCATION.
commercial real estate



HILLCREST PLAZA

NEIGHBORHOOD VIBE

TONY MOON

ALEX APTER

314.818.1562 (OFFICE)

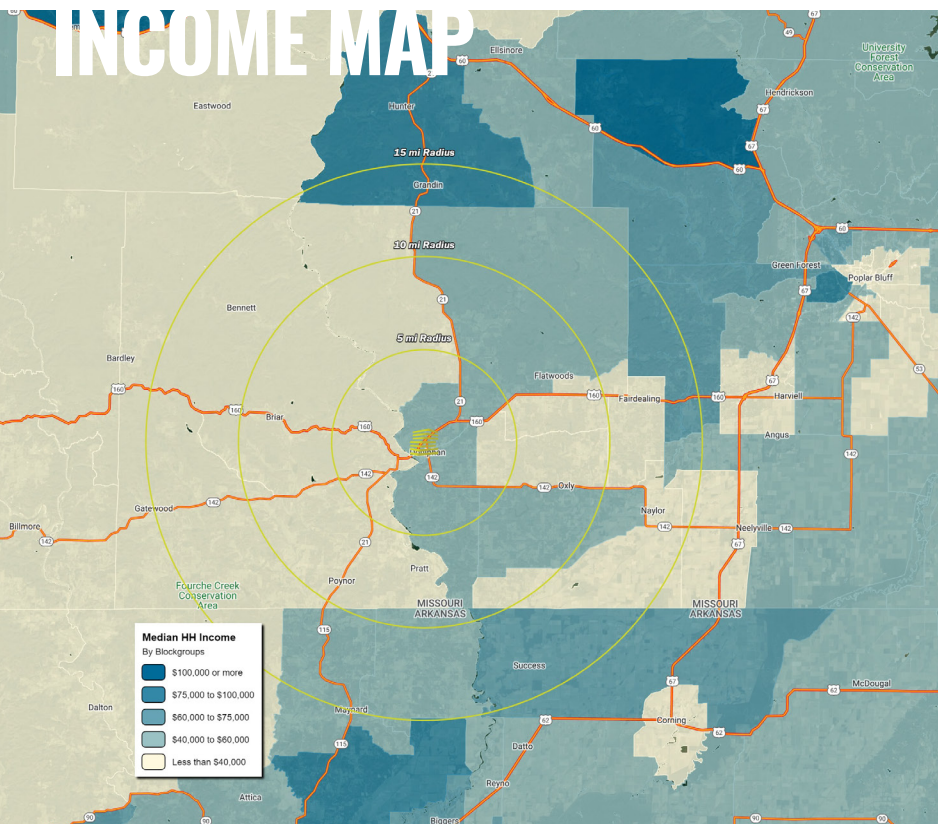
314.818.1562 (OFFICE)

314.560.0781 (MOBILE)

314.488.5900 (MOBILE)

Tony@LocationCRE.com

Alex@LocationCRE.com



HIDDEN IN THE OZARK FOOTHILLS AT THE EDGE OF THE IRISH WILDERNESS, DONIPHAN, MISSOURI IS WHERE OZARK HERITAGE MEETS THE RUGGED OUTDOORS. THE CITY OF DONIPHAN IS LOCATED NEAR THE CENTER OF RIPLEY COUNTY ON THE EAST BANK OF THE CURRENT RIVER. RIPLEY COUNTY IS LOCATED IN THE OZARK FOOTHILLS REGION OF MISSOURI NEAR THE ARKANSAS BORDER. THE COUNTY IS BORDERED BY BUTLER COUNTY TO THE EAST, CARTER COUNTY TO THE NORTH AND OREGON COUNTY TO THE WEST. TO THE SOUTH ARE THE ARKANSAS COUNTIES OF RANDOLPH AND CLAY. DONIPHAN LIES APPROXIMATELY 30 MILES WEST OF POPLAR BLUFF, MISSOURI, 10 MILES NORTH OF THE ARKANSAS BORDER, 180 MILES EAST OF SPRINGFIELD, MISSOURI, AND 180 MILES SOUTH OF ST. LOUIS, MISSOURI. U.S. HIGHWAY 160 RUNS EAST/WEST THROUGH DONIPHAN, AS DO TWO STATE HIGHWAYS, 21 AND 142.

RIPLEY COUNTY IS A PROGRESSIVE, BUSINESS-MINDED COMMUNITY READY TO PURSUE NEW INDUSTRY AND BUSINESS OPPORTUNITIES. THE RIPLEY COUNTY CHAMBER OF COMMERCE WORKS CLOSELY WITH THE INDUSTRIAL DEVELOPMENT AUTHORITY AND INDUSTRIAL DEVELOPMENT CORPORATION TO PROMOTE RIPLEY COUNTY. THE LOYAL HOOD INDUSTRIAL PARK IS LOCATED IN RIPLEY COUNTY'S ENTERPRISE ZONE THAT PROVIDES QUALIFYING NEW INDUSTRY AND BUSINESS WITH TAX INCENTIVES ADMINISTERED BY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT. THE CHAMBER ALSO WORKS WITH THE UNIVERSITY OF MISSOURI ECONOMIC DEVELOPMENT EXTENSION OFFICE, CITY AND COUNTY GOVERNMENT, DONIPHAN NEIGHBORHOOD ASSISTANCE PROGRAM, AND OTHER LOCAL PRESERVATION AND DEVELOPMENT



ANNUAL DEMOGRAPHICS

POPULATION



5 MILES
5,318

10 MILES
7,586

15 MILES
12,523

HOUSEHOLDS



5 MILES
2,330

10 MILES
3,287

15 MILES
5,225

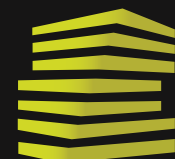
AVG HH INCOME



5 MILES
\$50,210

10 MILES
\$55,247

15 MILES
\$55,273



LOCATION.

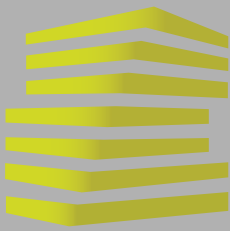
commercial real estate



REALTY
RESOURCES
MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



HILLCREST PLAZA

PHOTOS + DETAILS

TONY MOON

ALEX APTER

314.818.1562 (OFFICE)

314.818.1562 (OFFICE)

314.560.0781 (MOBILE)

314.488.5900 (MOBILE)

Tony@LocationCRE.com

Alex@LocationCRE.com



- 30,000 SF FORMER GROCERY STORE AVAILABLE FOR LEASE
- JOIN DOLLAR TREE AND DOLLAR GENERAL
- MAJOR SHOPPING CENTER IN THE TRADE AREA WITH EXCELLENT VISIBILITY
- CENTER IS FOR SALE OR LEASE
- CALL BROKER FOR PRICING



LOCATION.

commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



HILLCREST PLAZA

MARKET AERIAL

TONY MOON

ALEX APTER

314.818.1562 (OFFICE)

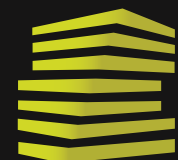
314.818.1562 (OFFICE)

314.560.0781 (MOBILE)

314.488.5900 (MOBILE)

Tony@LocationCRE.com

Alex@LocationCRE.com



LOCATION.

commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.