



LOCATION.
commercial real estate

axes
PHYSICAL THERAPY

SIGNAGE

SIGNAGE

SIGNAGE

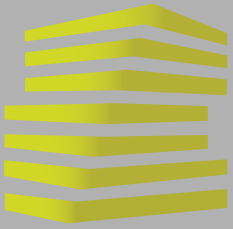
SIGNAGE

1155
HAZEL LANE

END CAP AVAILABLE

FARMINGTON, MO

1,401 - 5,631 SF AVAILABLE



1155 HAZEL LANE

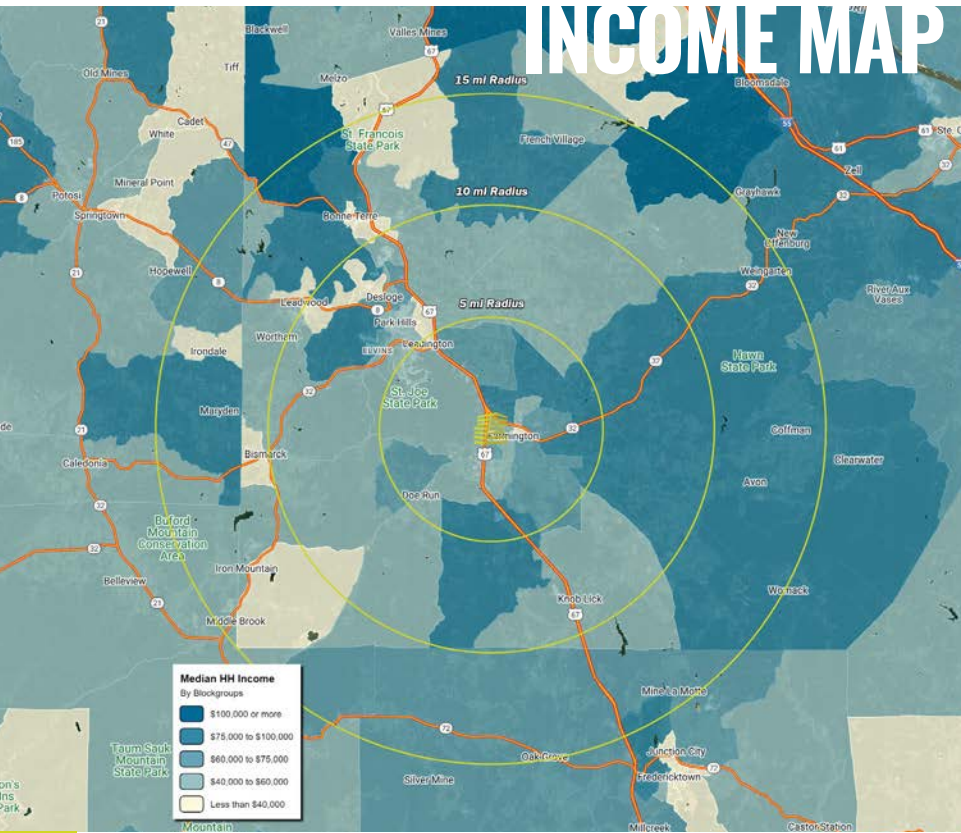
NEIGHBORHOOD VIBE

TONY MOON

314.818.1563 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com



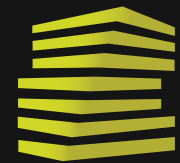
Farmington, Missouri is located just one hour south of St. Louis at the edge of the beautiful Ozark Mountains, and is surrounded by nine of Missouri's most scenic State Parks, challenging golf courses, an extreme off-road recreation area, hiking trails, and fifteen award winning vineyards and wineries. Farmington is home to S&R Products, U.S. Tool and Startek, a call center. Other major employers in the city are BJC Parkland Health Center, Centene Corp, USA Drug and Farmington Correctional Center.

Farmington offers a unique mix of dining venues that include some of the region's most acclaimed local cuisine from comfort food to exquisite upscale restaurants. Situated in turn-of-the-century historic buildings, a variety of quaint locally owned shops and restaurants line the downtown streets. Over 400 hotel guest rooms can be found conveniently close to shopping, dining and area attractions. Al's Place - TransAmerica Trail Inn is located in downtown Farmington and caters exclusively to bicyclists riding the TransAmerica Trail.

Local attractions for the kids include the Farmington Water Park featuring two exciting slides, a peaceful float down the lazy river and an interactive aquatic playground. The Farmington SK8 Park, the largest skate park in Southeast Missouri, is located in historic downtown Farmington and open daily with free admission. The Farmington Disc Golf course, located in Engler Park, features the region's newest 18-hole course and is open to the public with no fees to play.

ANNUAL DEMOGRAPHICS

	POPULATION	5 MILES	10 MILES	15 MILES
		26,600	49,435	73,504
	HOUSEHOLDS	5 MILES	10 MILES	15 MILES
		9,668	18,979	27,663
	AVG HH INCOME	5 MILE	10 MILES	15 MILES
		\$77,813	\$75,893	\$75,522



LOCATION.
commercial real estate

f @ in 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.



1155 HAZEL LANE

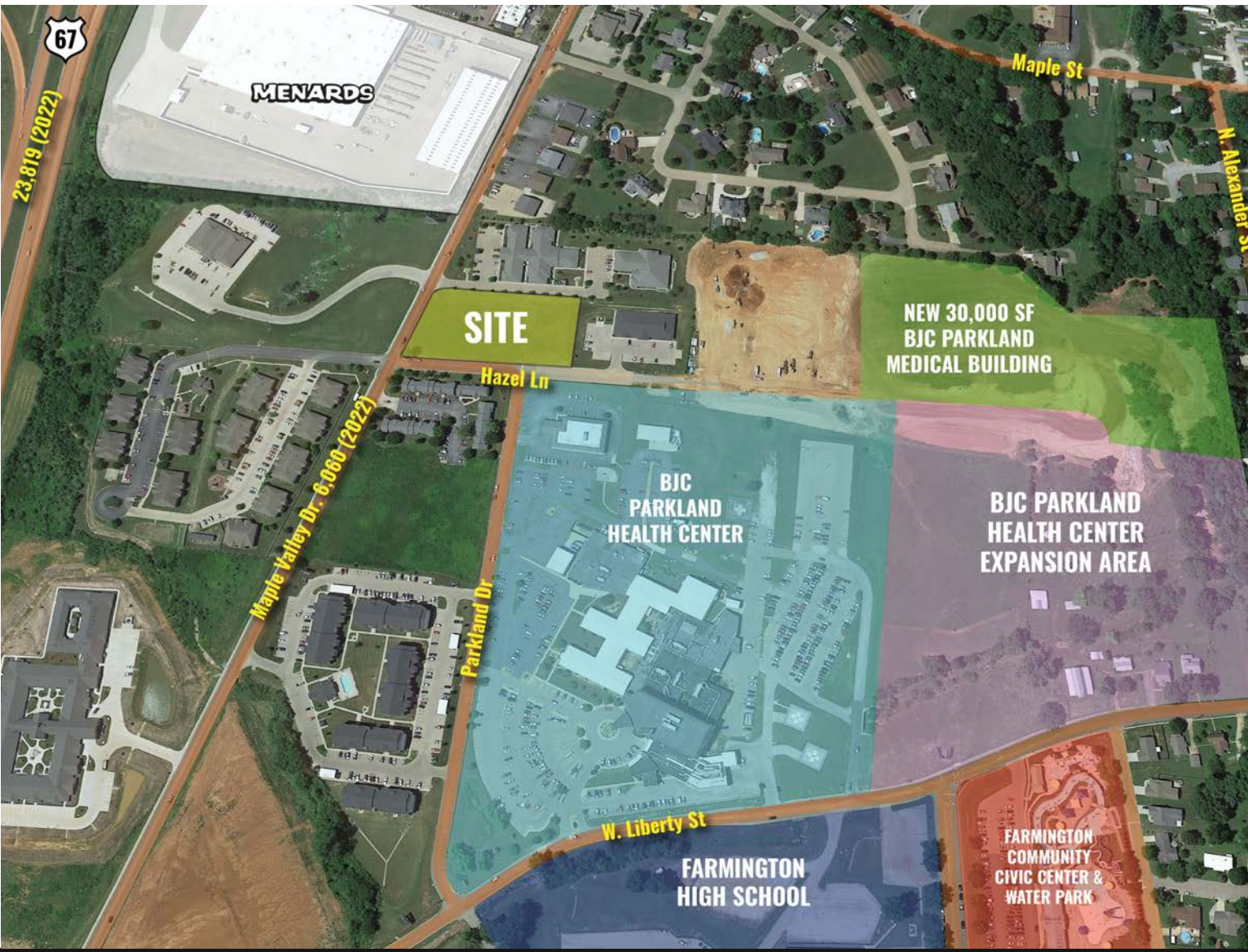
ZOOM AERIAL + DETAILS

TONY MOON

314.818.1563 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com



- 1,401 - 5,631 SF AVAILABLE
- STRIP CENTER DEVELOPMENT ANCHORED BY AXES PHYSICAL THERAPY AVAILABLE FOR LEASE IN FARMINGTON, MO
- UNOBSTRUCTED VISIBILITY TO OVER 6,000 VPD ON MAPLE VALLEY DR
- LOCATED NEAR BJC PARKLAND HEALTH CENTER (130 BEDS) AND NEWLY ANNOUNCED \$21.3M EXPANSION PLANS ADDING 30,000 SF OFFICE BUILDING
- PLEASE CALL BROKER FOR PRICING AND ADDITIONAL DETAILS



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.

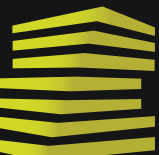
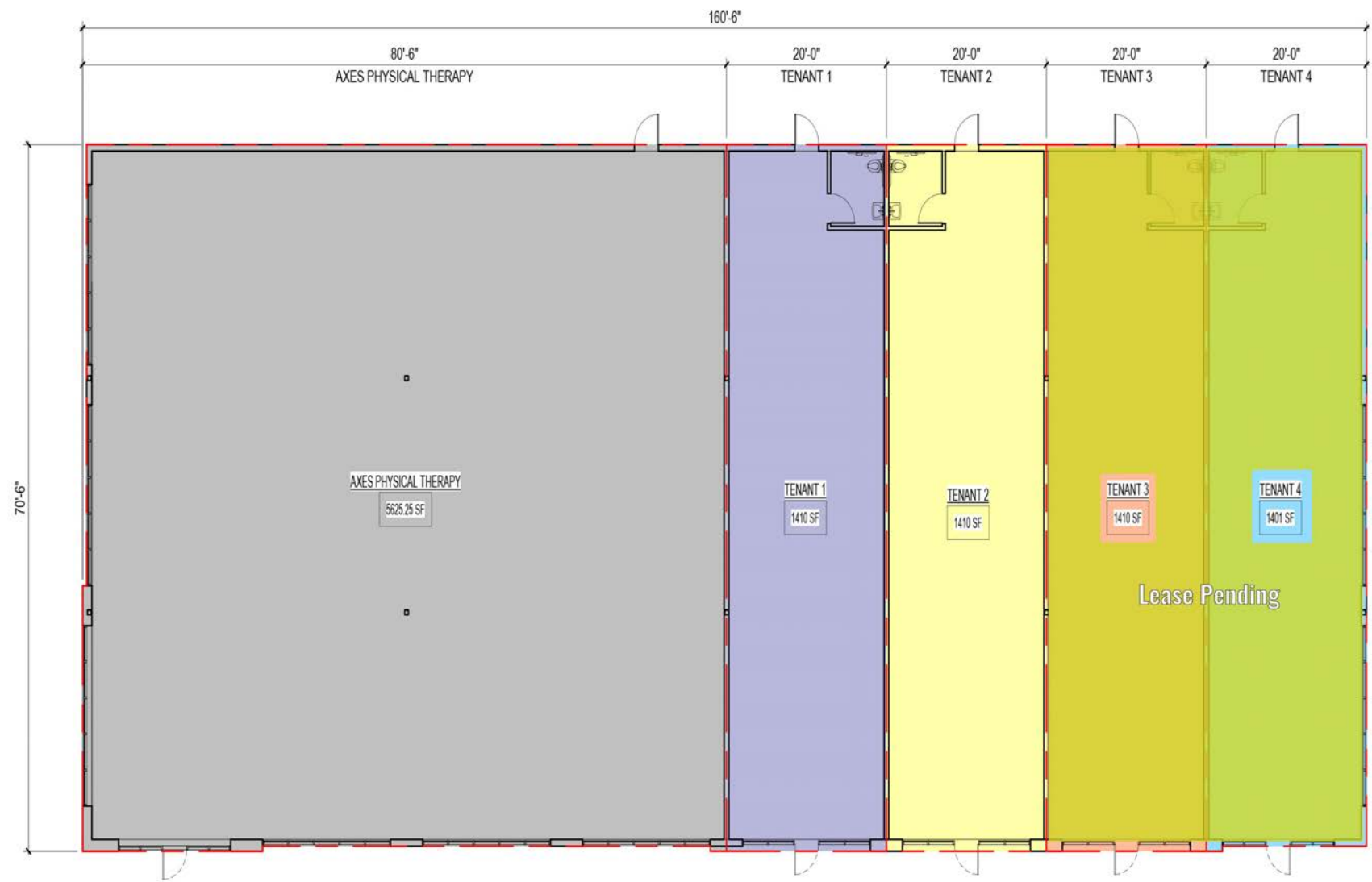


1155 HAZEL LANE

MARKETING PLAN

TONY MOON
 314.818.1563 (OFFICE)
 314.560.0781 (MOBILE)
 Tony@LocationCRE.com

BEN WEIS
 314.818.1563 (OFFICE)
 314.629.6532 (MOBILE)
 Ben@LocationCRE.com



LOCATION.
 commercial real estate



www.LocationCRE.com

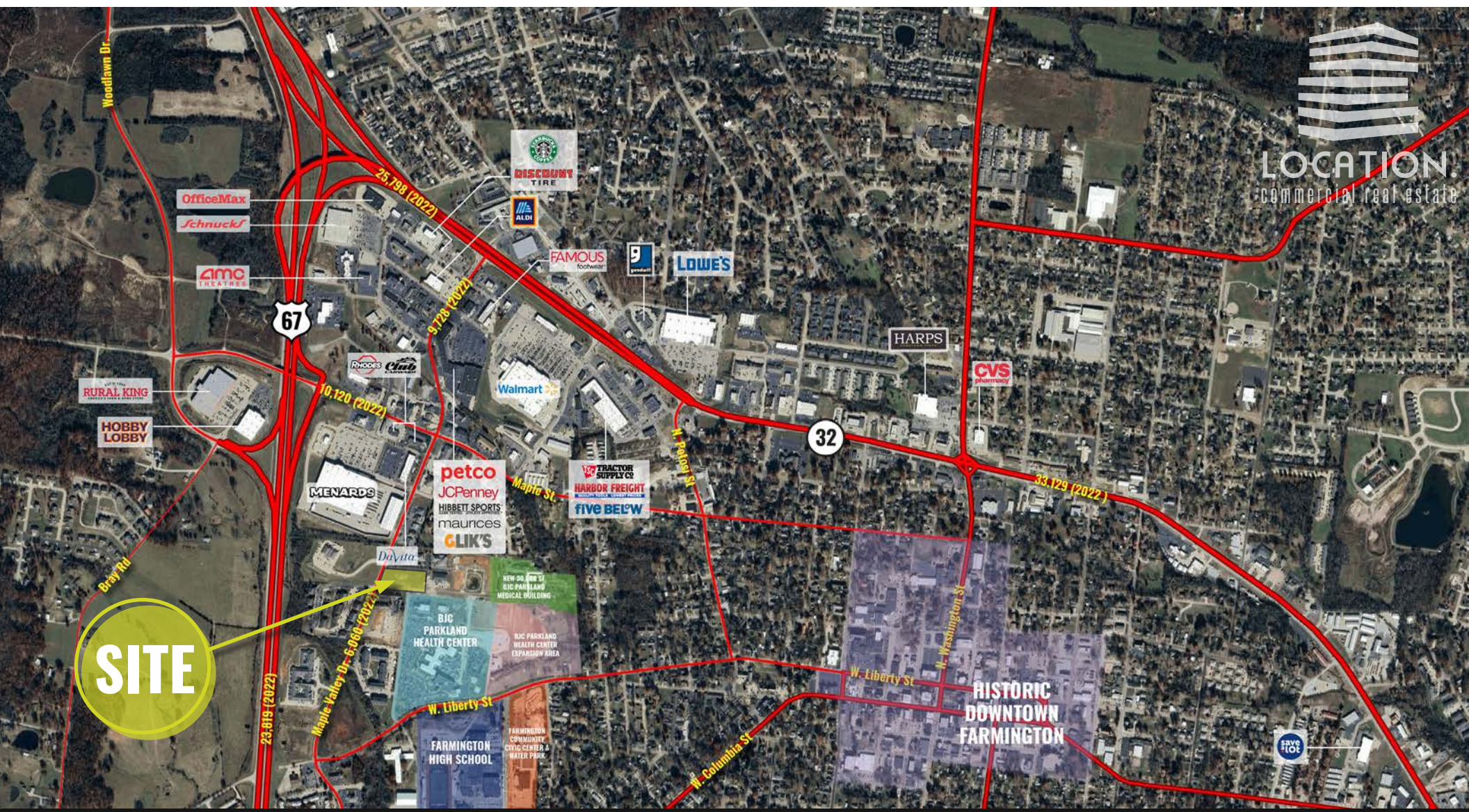
THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES 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.



1155 HAZEL LANE MARKET AERIAL

TONY MOON
314.818.1563 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

BEN WEIS
314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com



SITE



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.