

FARMINGTON CROSSINGS

HIGHWAY 67 + WOODLAWN DR

FARMINGTON, MO

DEVELOPED BY



FARMINGTON-WEST DEVELOPMENT
400+ PROPOSED RESIDENTIAL HOMES

SITE

Bray Rd

RURAL KING

HOBBY LOBBY

19,958 (2024)

6,402 (2024)

67

Schnucks

AMC THEATRES

petco
JCPenney
HIBBETT SPORTS
maurices
GLIK'S

RHODES

Club Car

8,977 (2024)

MENARDS

Dayita

Maple Valley Dr 7,385 (2024)

DISCOUNT TIRE

ALDI

FAMOUS footwear

11,259 (2024)

24,258 (2024)

32

LOWE'S

Walmart

TRACTOR SUPPLY CO
HARBOR FREIGHT
five BELOW

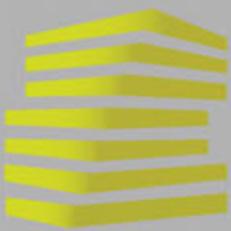
NEW 30,000 SF
BJC PARKLAND
MEDICAL BUILDING

BJC
PARKLAND
HEALTH CENTER

BJC PARKLAND
HEALTH CENTER
EXPANSION AREA



LOCATION.
commercial real estate



FARMINGTON CROSSINGS

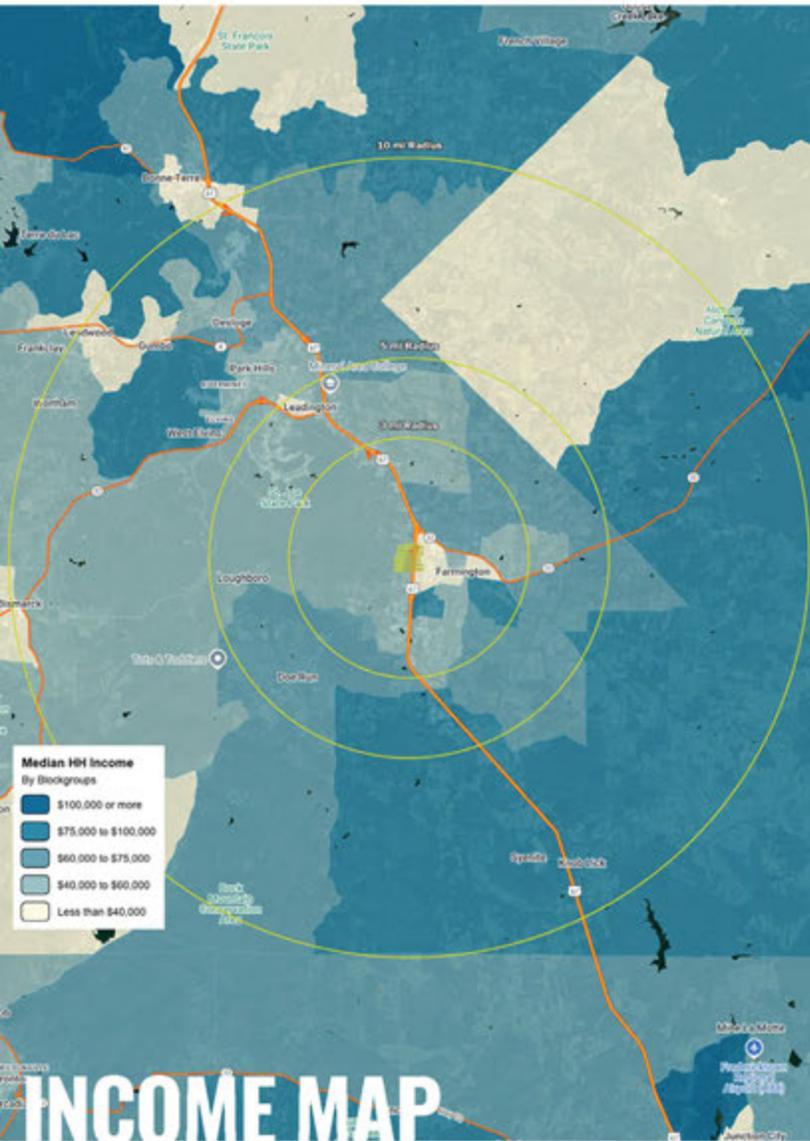
NEIGHBORHOOD VIBE

ALEX APTER

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

SCOTT BITNEY

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



TRADE AREA OVERVIEW

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.

DEMOGRAPHICS

	3 mile	5 mile	10 mile
POPULATION	19,780	26,280	49,778
HOUSEHOLDS	7,244	9,747	19,330
EMPLOYEES	11,560	12,806	18,304
MED HH INCOME	\$59,205	\$59,147	\$60,142

AREA RETAIL | RESTAURANTS

Walmart *

JCPenney

petco

MENARDS

RURAL KING
EST'D 1960
AMERICA'S FARM & HOME STORE

ALDI

HOBBY LOBBY

STARBUCKS
COFFEE

Schnucks

AMC
THEATRES

five BELOW

FAMOUS
footwear



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.

FARMINGTON CROSSINGS

SITE PLAN + DETAILS

ALEX APTER

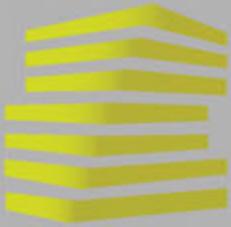
314.818.1562 (OFFICE)
314.488.5900 (MOBILE)
Alex@LocationCRE.com

SCOTT BITNEY

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



- NEW POWER CENTER DEVELOPMENT LOCATED AT HIGHWAY 67 AND WOODLAWN DRIVE IN FARMINGTON, MO
- GREAT VISIBILITY TO NEARLY 27,000 VPD ON HIGHWAY 67
- AREA COTENANCY INCLUDES MAJOR RETAILERS SUCH AS WALMART, PETCO, JCPENNEY, ALDI, MENARDS, SCHNUCKS, AND FIVE BELOW
- JUNIOR BOX, SHOP SPACES, AND PADS ARE STILL AVAILABLE
- PLEASE CALL BROKER FOR PRICING AND ADDITIONAL DETAILS



FARMINGTON CROSSINGS

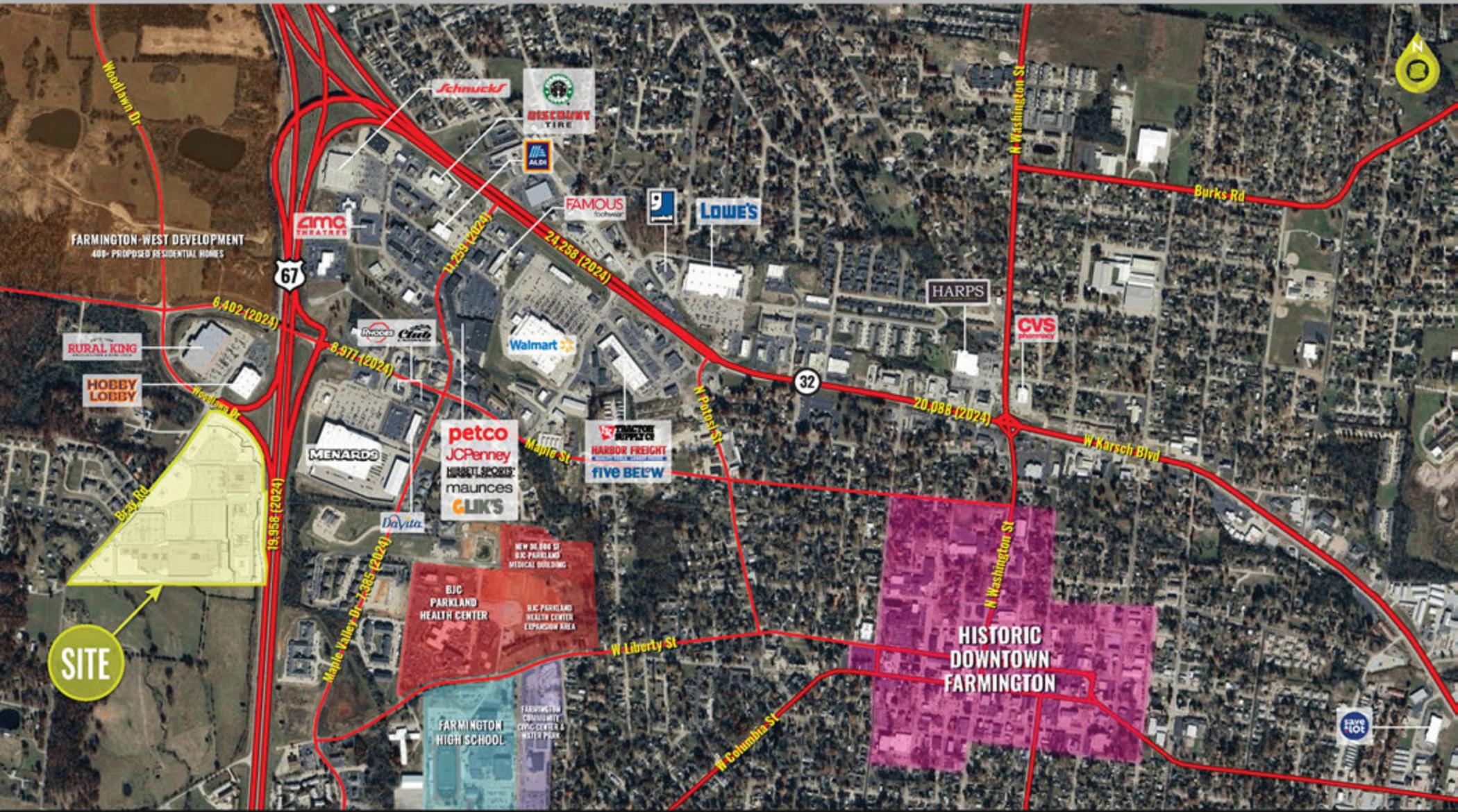
MARKET AERIAL

ALEX APTER

SCOTT BITNEY

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

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@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.