



LOCATION.
commercial real estate

TOOLROOM

Lakeside
BOOK COMPANY

Jahabow
100 EMPLOYEES

SITE

Mercy

Walmart

**WINTER PARK
AND RECREATION**

**FREESTANDING RETAIL
BUILDING ACROSS FROM
WALMART SUPERCENTER**

4 4 0 H I G H W A Y 2 8

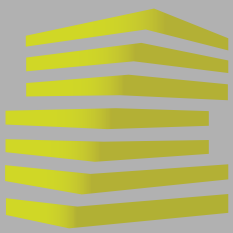
OWENSVILLE, MO

19

28

2,870 (2022)

5,528 (2022)



440 HIGHWAY 28

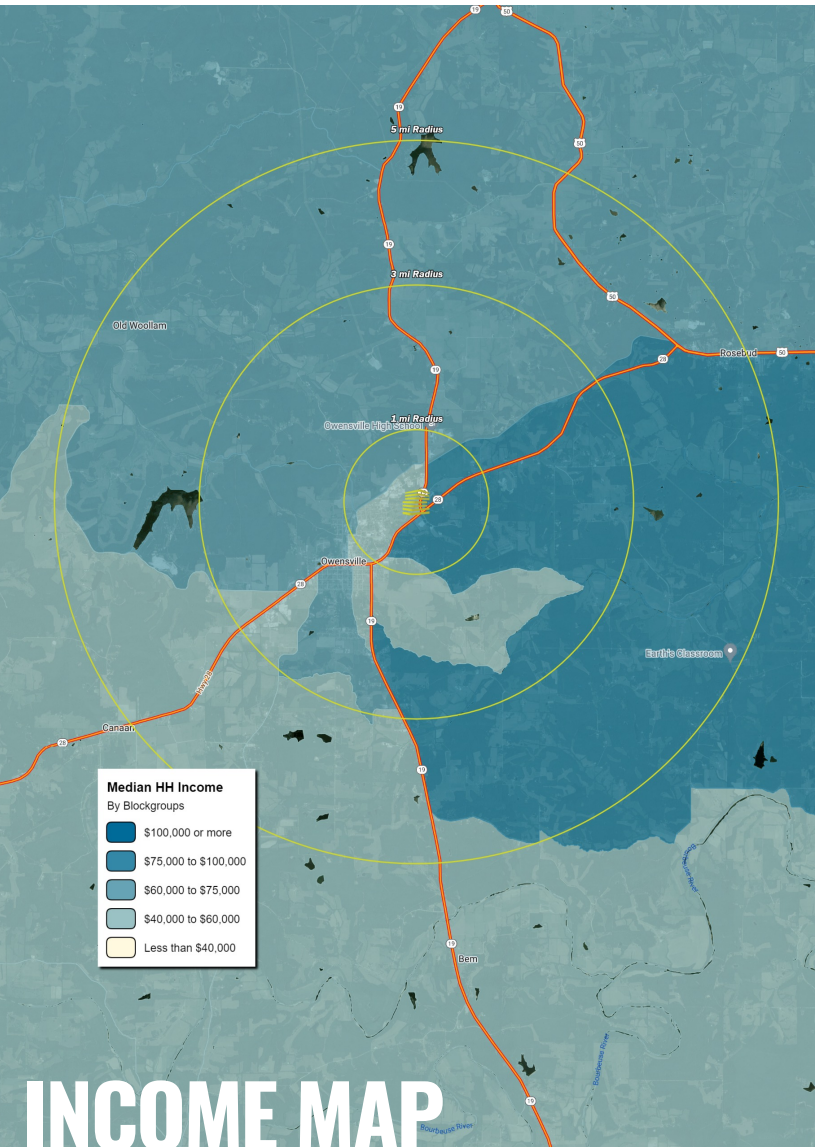
NEIGHBORHOOD VIBE

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INCOME MAP

TRADE AREA OVERVIEW

Owensville is a charming city located in Gasconade County in east central Missouri, nestled amidst picturesque rolling hills and verdant landscapes. Owensville is the business hub for several small towns that surround Owensville. The City is approximately 70.8 miles southwest of St. Louis, 55.5 miles southeast of Jefferson City, and 22.3 miles north of Cuba (I-44). With a population of around 2,500 residents, it maintains a cozy small-town atmosphere while offering various amenities and attractions for locals and visitors alike.

Originally settled in the early 19th century, Owensville boasts a rich history reflected in its well-preserved historic downtown area, featuring quaint storefronts, historic buildings, and architectural gems. The town exudes a sense of nostalgia and character, making it a delightful destination for history enthusiasts and anyone seeking a glimpse into Missouri's past.

In addition to its historical charm, Owensville offers recreational opportunities and hosts various community events and festivals throughout the year. From festive celebrations to cultural gatherings, these events contribute to the vibrant social fabric of the community.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	1,101	3,897	5,477
HOUSEHOLDS	449	1,591	2,246
EMPLOYEES	1,039	2,075	2,334
MED HH INCOME	\$51,707	\$59,103	\$61,800

AREA RETAIL | RESTAURANTS

Walmart *

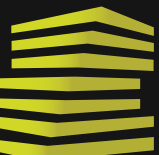


SUBWAY



Casey's

DOLLAR GENERAL

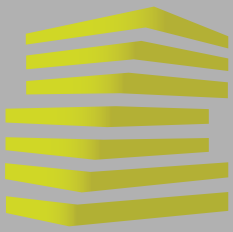


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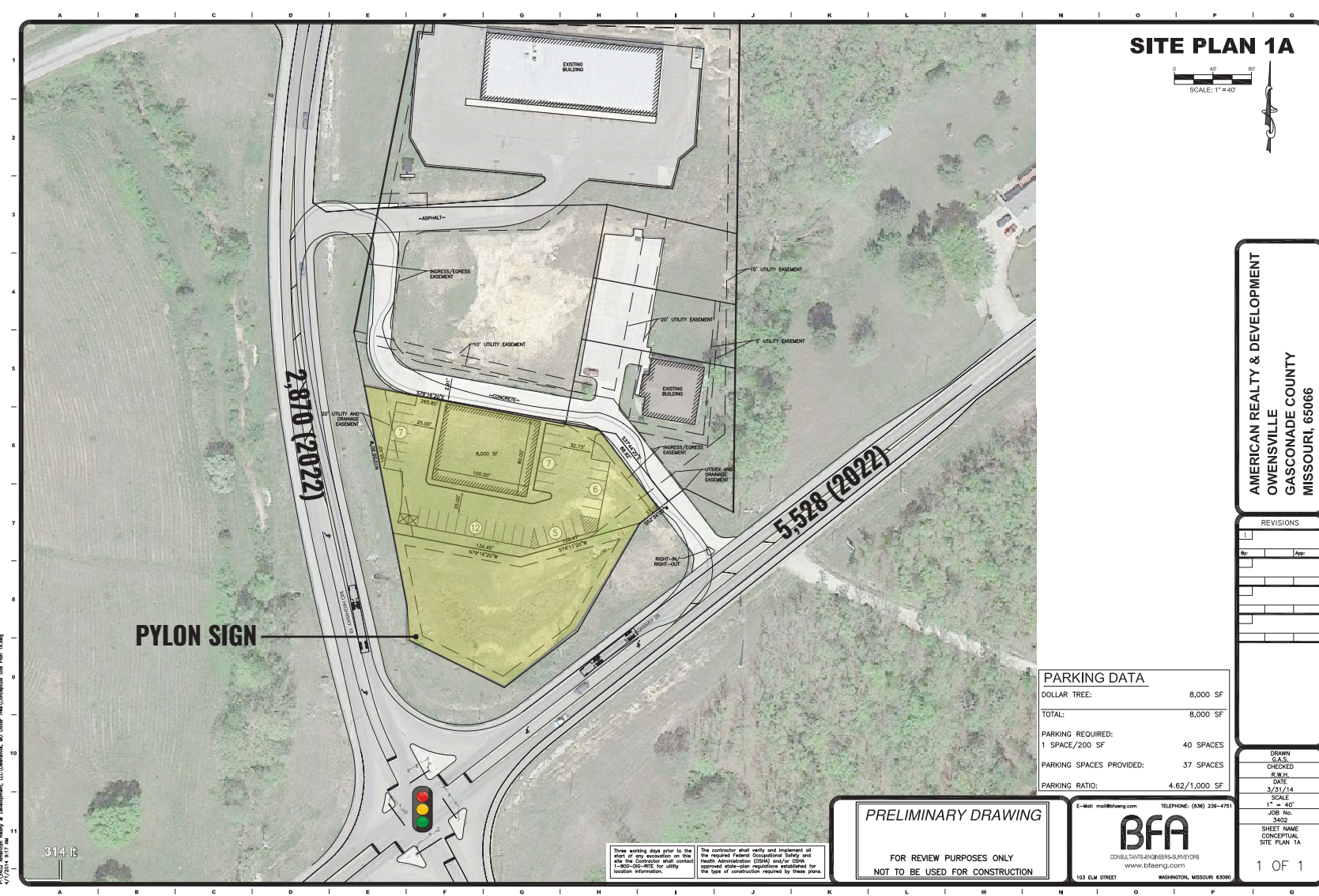
SITE PLAN + DETAILS

MIKE PETTIT

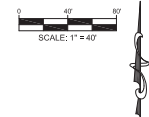
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SITE PLAN 1A



AMERICAN REALTY & DEVELOPMENT
OWENSVILLE
GASCONADE COUNTY
MISSOURI, 65066

PARKING DATA

DOLLAR TREE:	8,000 SF
TOTAL:	8,000 SF
PARKING REQUIRED:	
1 SPACE/200 SF	40 SPACES
PARKING SPACES PROVIDED:	37 SPACES
PARKING RATIO:	4.62/1,000 SF

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

E-Mail: matt@bfa.com TELEPHONE: (636) 238-4751

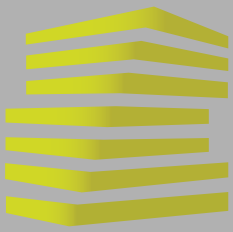
103 ELM STREET WASHINGTON, MISSOURI 63090

REVISIONS

No.	By	Date

DRAWN	
CHECKED	
DATE	3/31/14
SCALE	1" = 40'
JOB No.	3402
SHEET NAME	CONCEPTUAL SITE PLAN 1A
1 OF 1	

- FOR SALE OR LEASE
- LARGE PYLON SIGN
- FREESTANDING RETAIL BUILDING ACROSS FROM WALMART SUPERCENTER (913.7K ANNUAL VISITS)
- LOCATED AT THE SIGNALIZED INTERSECTION OF HIGHWAYS MO-28 AND MO-19 IN OWENSVILLE, MO
- EXCELLENT VISIBILITY TO 8,398 VEHICLES PER DAY
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION



440 HIGHWAY 28

PHOTOS

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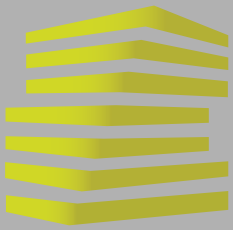


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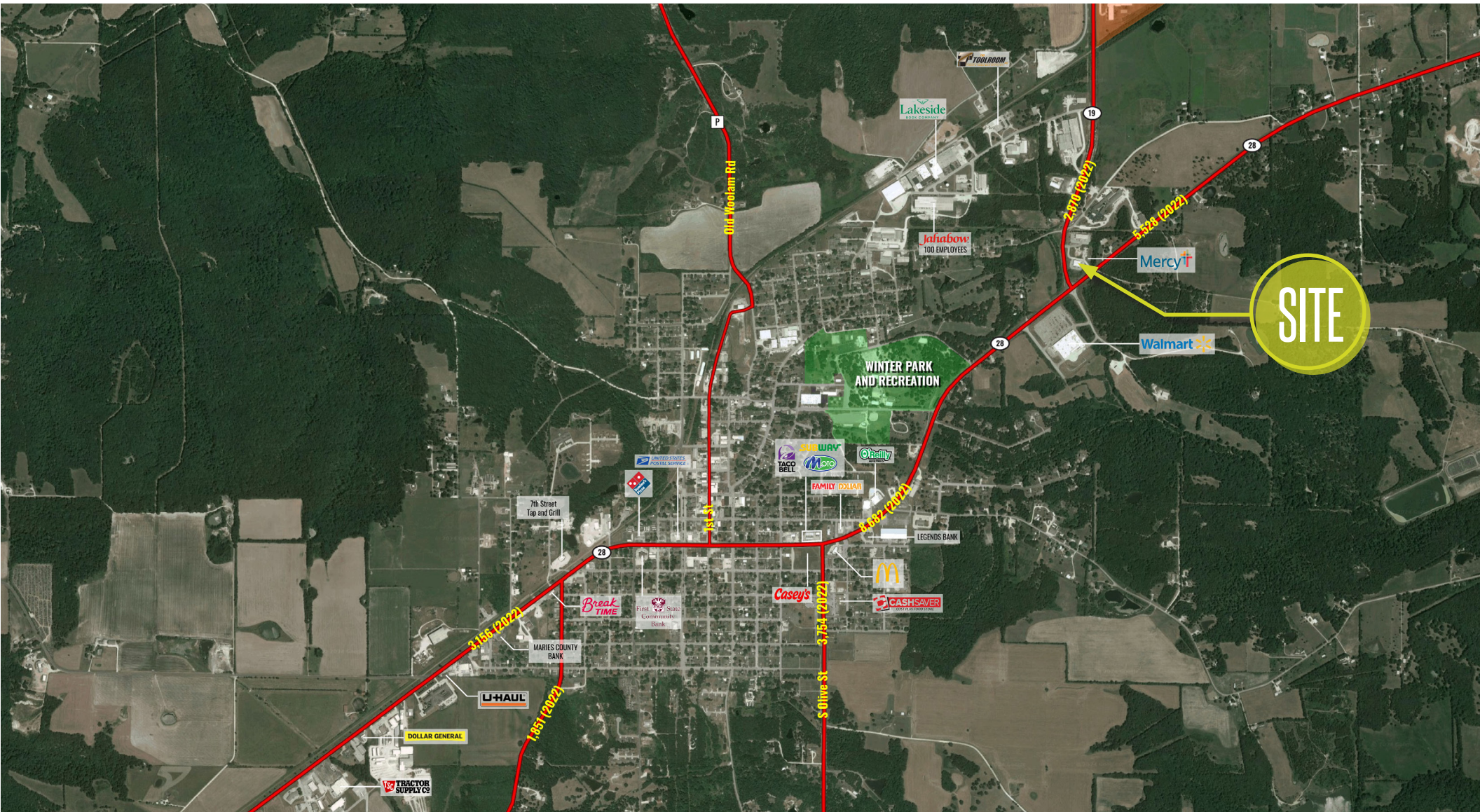
MARKET AERIAL

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SITE



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