



LOCATION.  
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TOOLROOM

Lakeside  
BOOK COMPANY

Jahabow  
100 EMPLOYEES

SITE

19

5,008 (2023)

5,838 (2023)

Mercy

1,926 (2023)

1.1 M  
ANNUAL VISITS

Walmart

28

9,182 (2023)

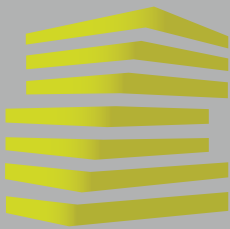
WINTER PARK  
AND RECREATION

8,000 SF FREESTANDING  
RETAIL BUILDING SITTING ON  
1.41 ACRES ACROSS FROM  
WALMART SUPERCENTER

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

OWENSVILLE, MO





# 440 HIGHWAY 28

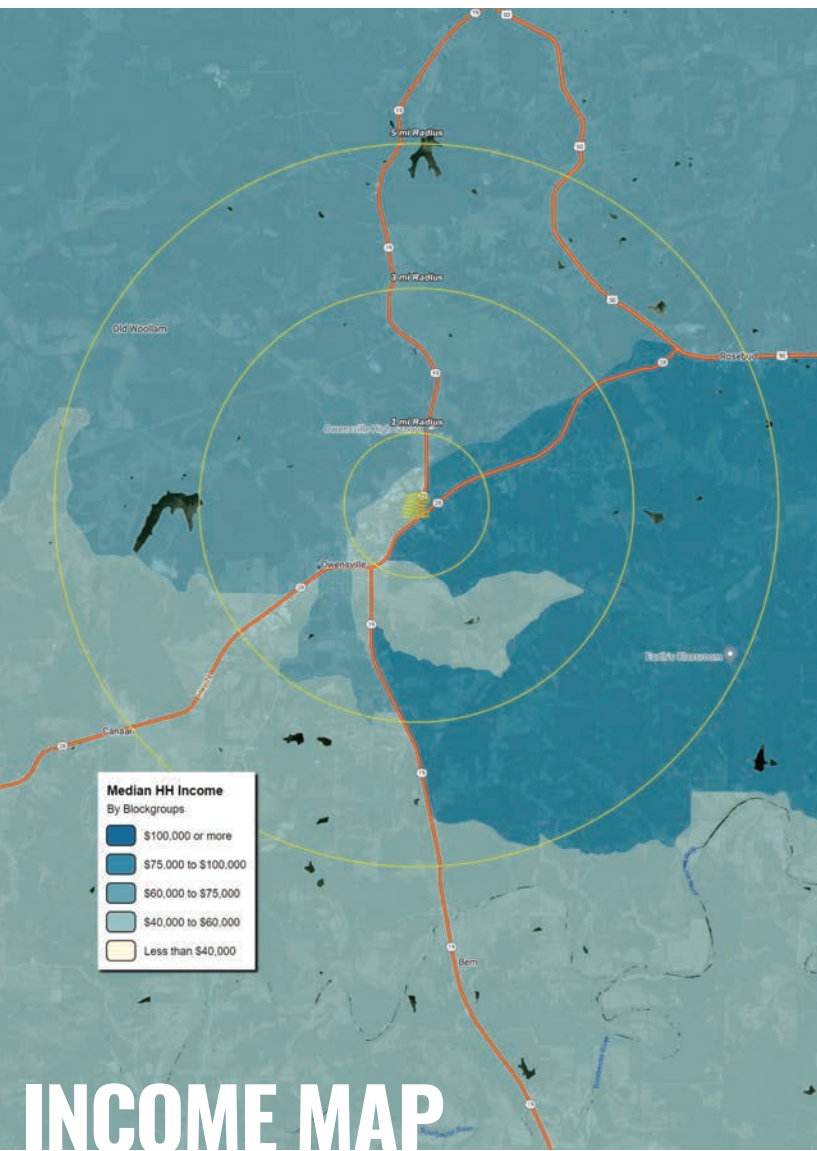
## NEIGHBORHOOD VIBE

TONY MOON

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Tony@LocationCRE.com

MIKE PETTIT

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

### AREA RETAIL | RESTAURANTS

**Walmart** \*



**SUBWAY**

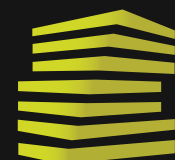


**Casey's**

**DOLLAR GENERAL**



# INCOME MAP



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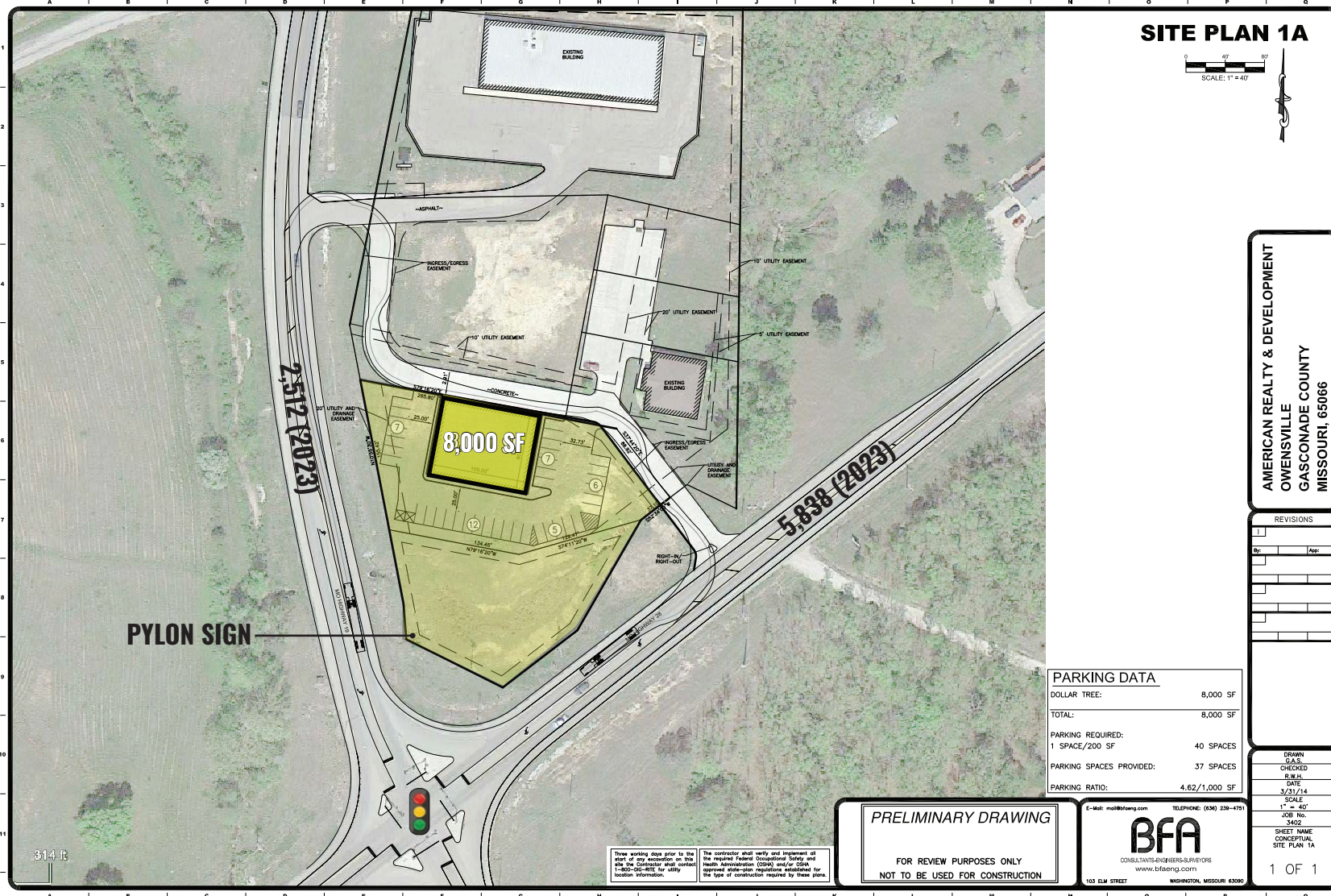
## SITE PLAN + DETAILS

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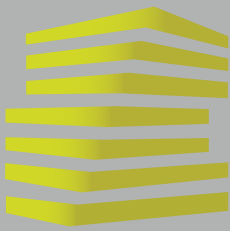


- FOR SALE OR LEASE
- LARGE PYLON SIGN
- BUILT IN 2016
- 8,000 SF FREESTANDING RETAIL BUILDING ON 1.41 ACRES ACROSS FROM WALMART SUPERCENTER (913.7K ANNUAL VISITS)
- LOCATED AT THE SIGNALIZED INTERSECTION OF HIGHWAYS MO-28 AND MO-19 IN OWENSVILLE, MO
- EXCELLENT VISIBILITY TO 8,398 VEHICLES PER DAY
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION



VIEW 360 VIRTUAL TOUR NOW!





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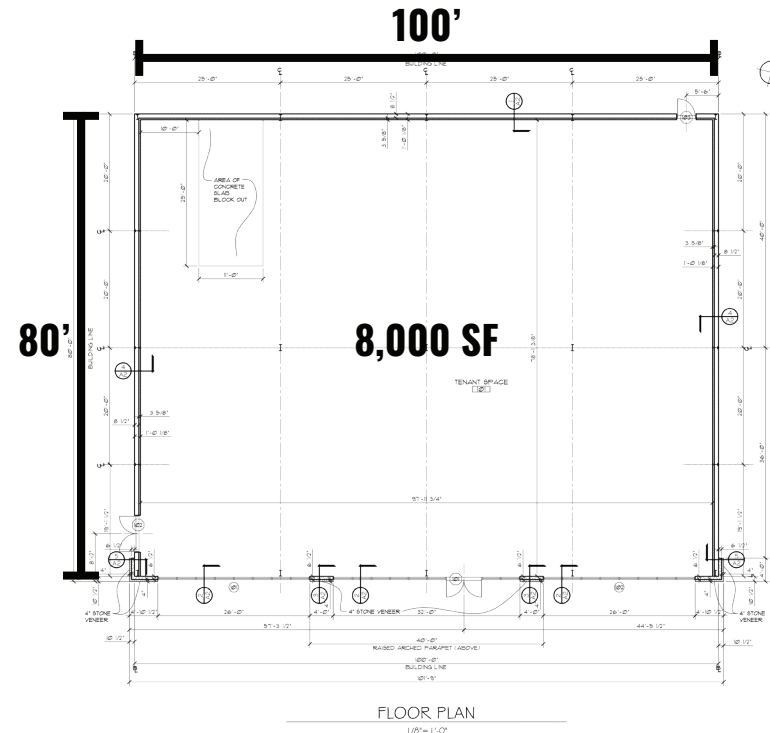
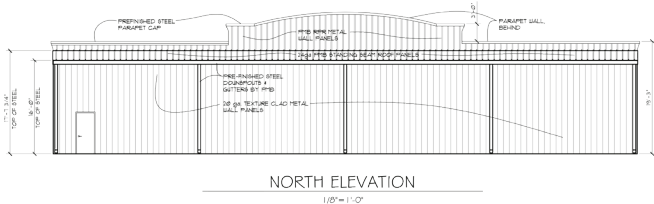
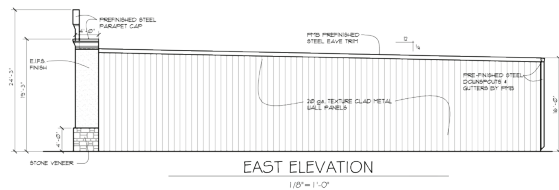
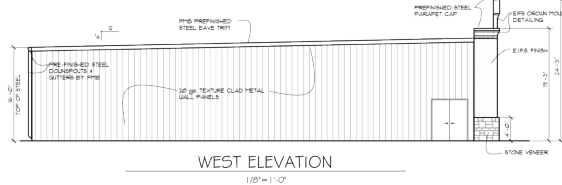
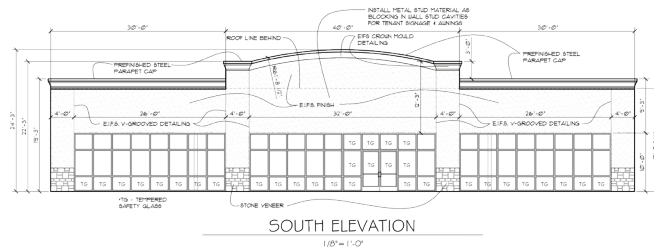
## FLOOR PLAN + ELEVATIONS

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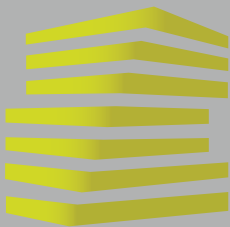


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## PHOTOS

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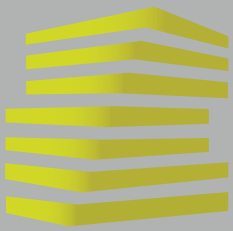


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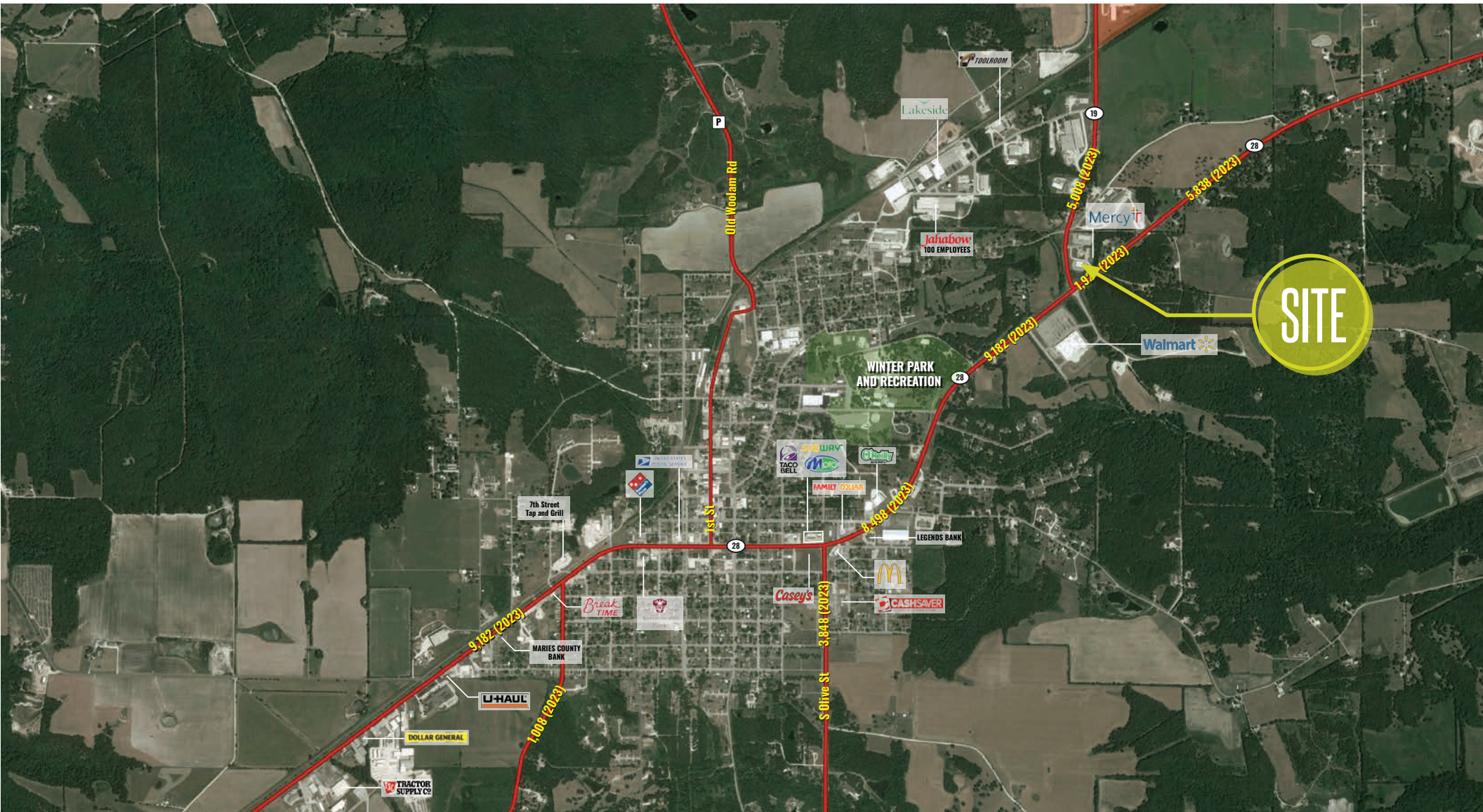
## MARKET AERIAL

TONY MOON

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