



LOCATION.
commercial real estate

FOR SALE OR LEASE

3525 S WESTWOOD BLVD

POPLAR BLUFF, MO

SITE

WESTWOOD HILLS
COUNTRY CLUB

Peoples
Community
Bank

OZARK BORDER
ELECTRIC
COOPERATIVE

9,040 (2024)

Generations
FURNITURE

OZARK RIDGE
GOLF COURSE

HeartLand
Express

Butler County Rd

FARM CREDIT
SOUTHEAST MISSOURI

Industrial Park Rd

26,715 SF FREESTANDING BUILDING ON 7.16 ACRES

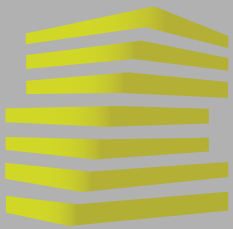
17,681 (2024)

67

BUS
67

301

468



3525 S WESTWOOD BLVD

NEIGHBORHOOD VIBE

ALEX APTER

314.818.1562 (DIRECT)

314.488.5900

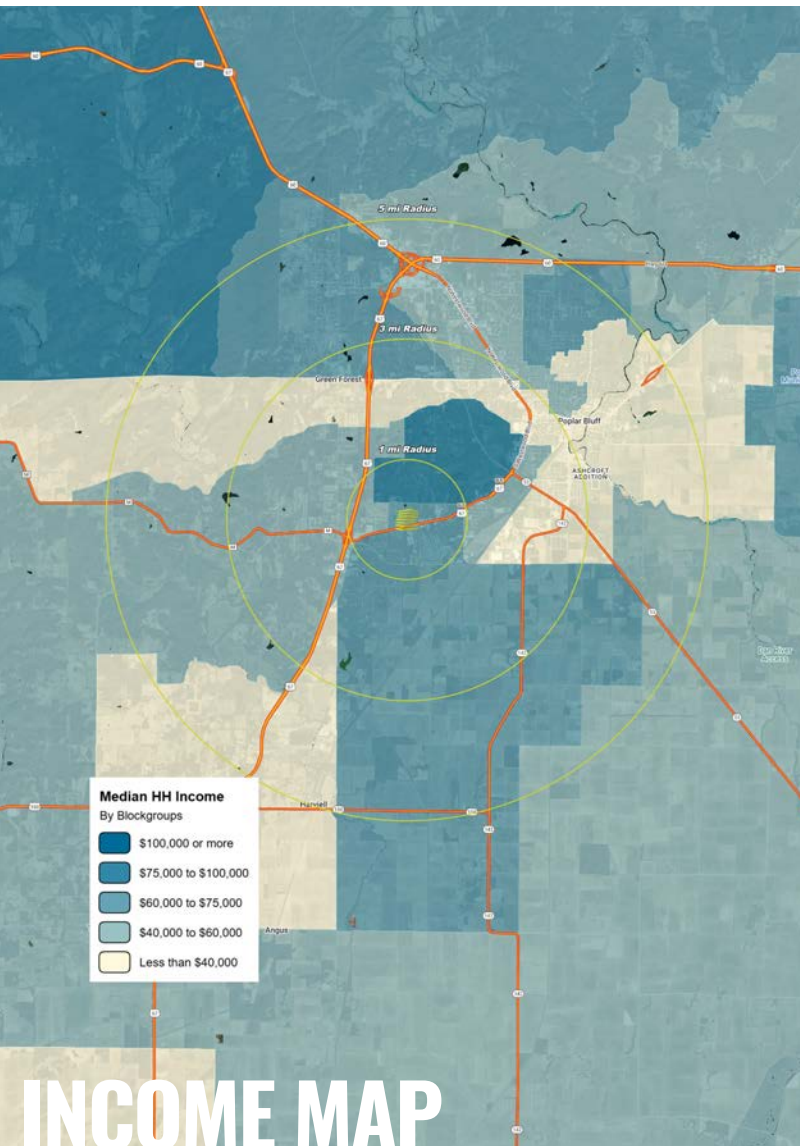
Alex@LocationCRE.com

JOE LODES

314.818.1564 (DIRECT)

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TRADE AREA OVERVIEW

Poplar Bluff is a city in Butler County located in Southeast Missouri in the United States. It is the county seat of Butler County and is known as "The Gateway to the Ozarks" among other names. The Poplar Bluff MSA consists of all of Butler County. The city is at the crossroads of U.S. Route 60 and U.S. Route 67. Poplar Bluff is located along the Black River.

Poplar Bluff takes its name from a bluff that overlooks Black River. When first settled, the bluff was covered with tulip poplar trees. The Butler County Courthouse and the offices of the city's Daily American Republic newspaper sit on this site. Poplar Bluff lies along a cliff separating the Ozark Foothills from the Mississippi embayment in Southeast Missouri. The foothills lie to the north and west and the embayment is to the south and east. The surrounding area is commonly known as the "Three Rivers" with many local organizations and businesses using the name. The three rivers—Current River, Black River, and St. Francis River - are 40 miles apart with Poplar Bluff located in the center on the Black River.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	1,286	10,889	26,580
HOUSEHOLDS	499	4,405	10,761
EMPLOYEES	435	10,317	18,256
AVG HH INCOME	\$81,279	\$63,455	\$66,404

AREA RETAIL | RESTAURANTS

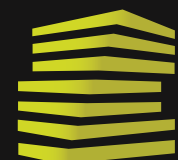


Walmart *

HOBBY LOBBY

petco

JCPenney



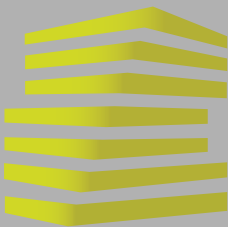
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3525 S WESTWOOD BLVD

TRADE AREA + DETAILS

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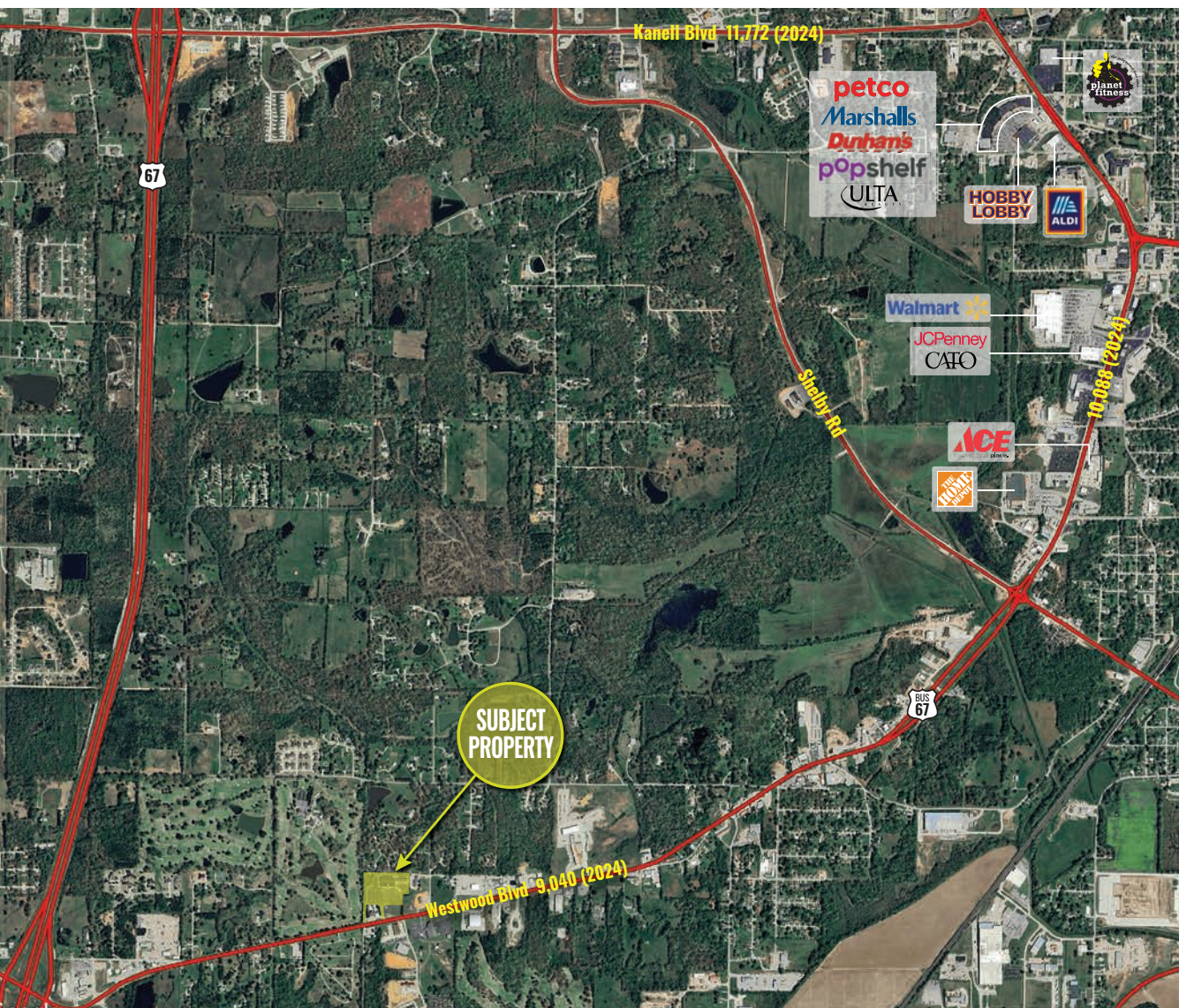
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- FORMER 8-SCREEN THEATER AVAILABLE FOR SALE OR LEASE IN POPLAR BLUFF, MO
- 26,715 SF FREESTANDING BUILDING ON 7.16 ACRES
- GREAT VISIBILITY AND SIGNAGE OPPORTUNITIES TO S WESTWOOD BLVD
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION



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