# EIGHT POINTS
## RETAIL DEVELOPMENT

NEC HIGHWAY 67 & OAK GROVE RDAD

POPLAR BLUFF, MO

# EIGHT POINTS RETAIL DEVELOPMENT

## NEIGHBORHOOD VIBE


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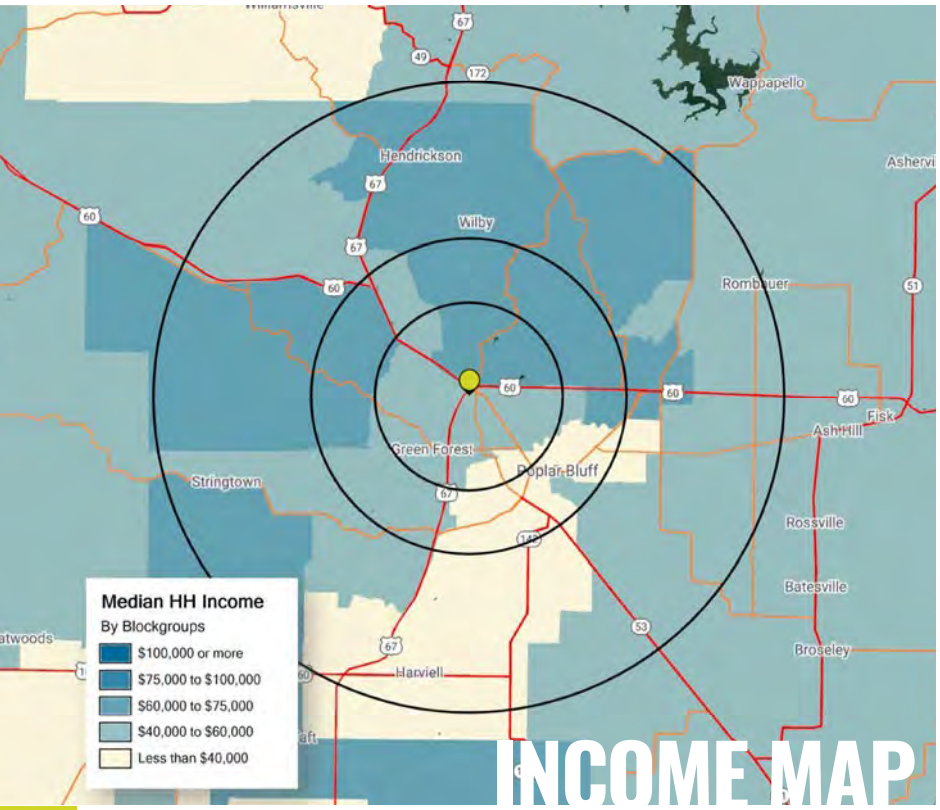



INCOME MAP

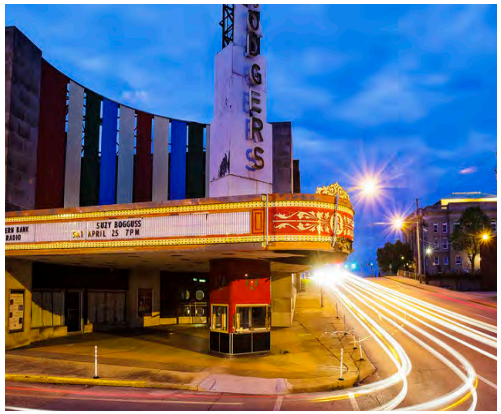
Poplar Bluff is a city in Butler County located in Southeast Missouri in the United States. It is the county seat of Butler County and is known as "The Gateway to the Ozarks" among other names. The Poplar Bluff MSA consists of all of Butler County. The city is at the crossroads of U.S. Route 60 and U.S.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

Three Rivers Community College is located in Poplar Bluff and provides college courses along with career and technical programs. Three Rivers offers the same freshman and sophomore level classes as many four-year public universities.

ANNUAL DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES | 20 MILES |
|---|---|---|---|---|
| POPULATION | 15,254 | 26,150 | 35,478 | 51,155 |
| HOUSEHOLDS | 6,131 | 10,725 | 14,516 | 20,974 |
| AVG HH INCOME | $70,496 | $63,661 | $63,751 | $64,191 |



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## ZOOM AERIAL


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## SITE PLAN


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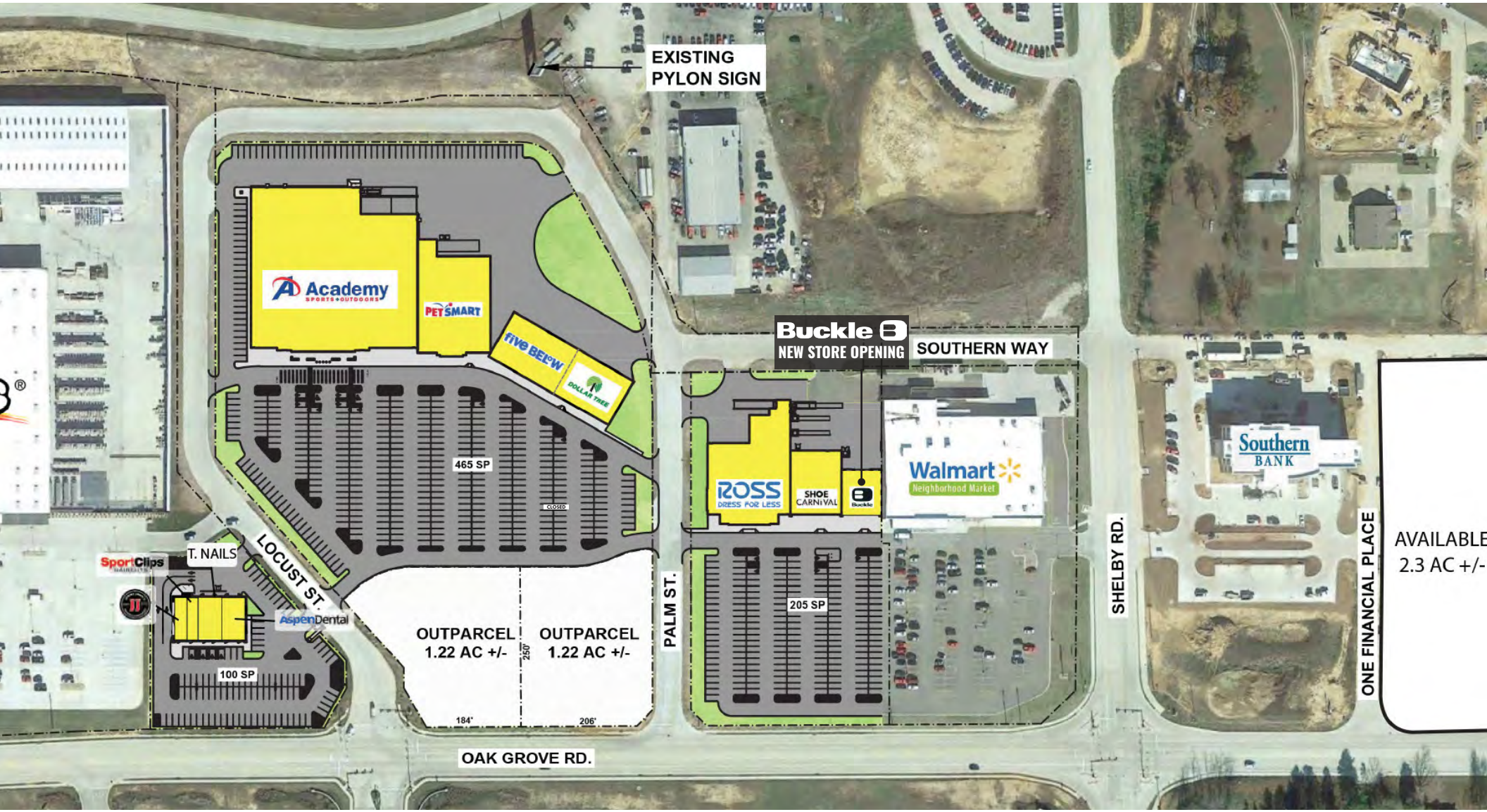





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- RETAIL DEVELOPMENT ANCHORED BY MENARDS, ACADEMY SPORTS, ROSS DRESS FOR LESS, PETSMART, AND WALMART NEIGHBORHOOD MARKET
- 200+ ACRE MIXED USE DEVELOPMENT
- LOCATED AT THE HEAVILY TRAVELED INTERSECTION OF OAK GROVE RD & HIGHWAY 67 AT THE ENTRANCE TO THE CITY OF POPLAR BLUFF
- SIGNALIZED ACCESS FROM OAK GROVE RD AND TREMENDOUS VISIBILITY FROM HIGHWAY 67
- DEVELOPMENT LIES ACROSS THE STREET FROM THE NEW POPLAR BLUFF REGIONAL MEDICAL CENTER (1,300+ EMPLOYEES)
- FOUR LANE EXPANSION OF HIGHWAY 67 FROM FESTUS/CRYSTAL CITY THROUGH POPLAR BLUFF

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## MARKET AERIAL


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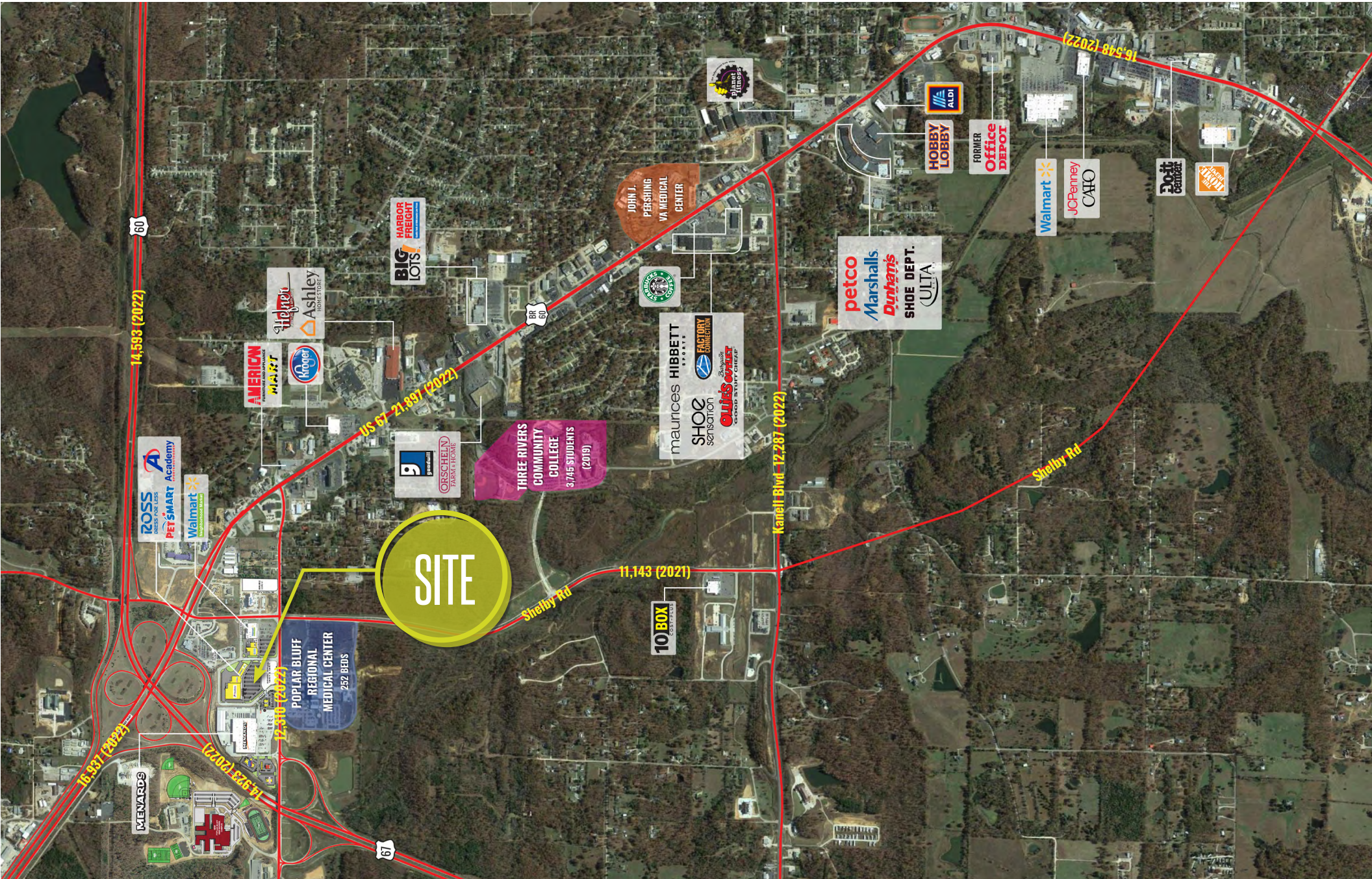
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