



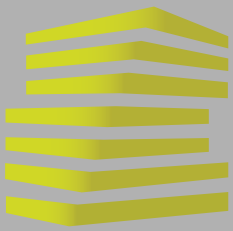
LOCATION.
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36,373 SF
FORMER THEATRE
FOR SALE OR LEASE

386 HAWTHORNE BLVD

WARRENSBURG, MO



386 HAWTHORNE BLVD

NEIGHBORHOOD VIBE

TEREASA EDWARDS

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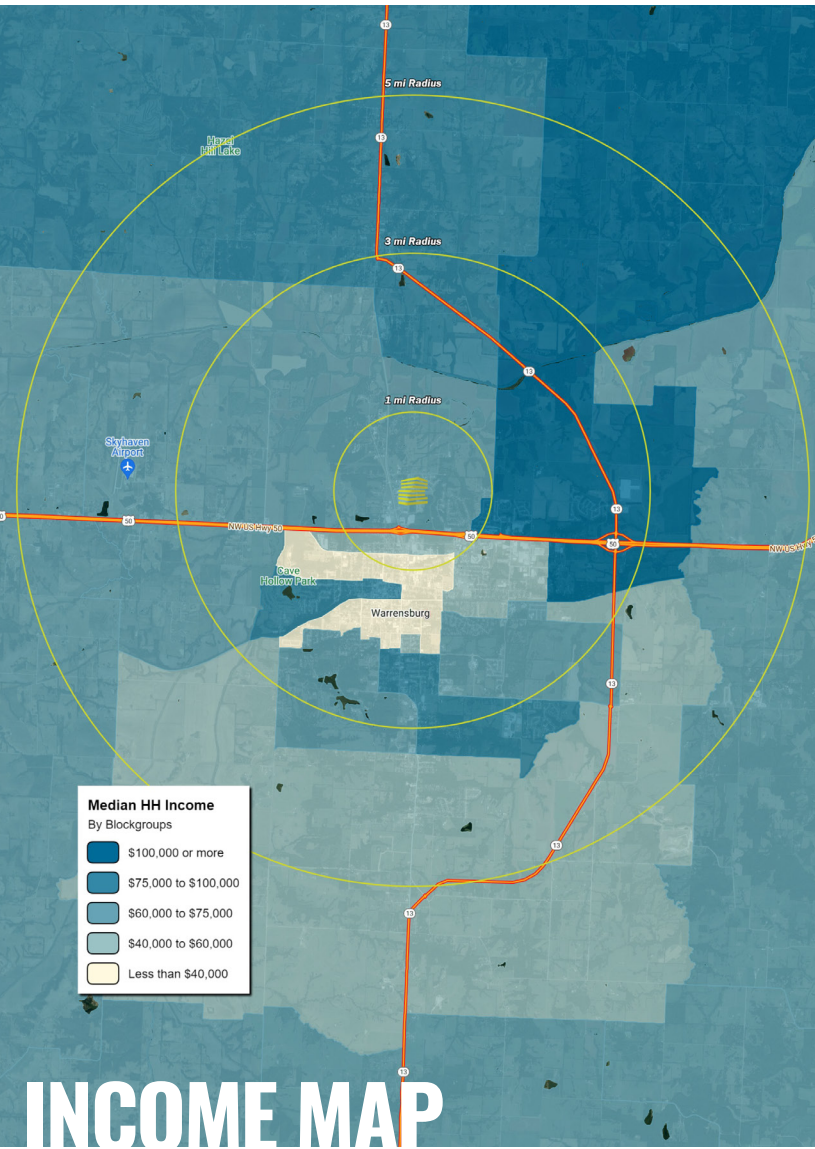
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INCOME MAP

TRADE AREA OVERVIEW

Warrensburg, Missouri, is nestled in the heart of the state. Steeped in history dating back to its origins as a trading post along the famed Santa Fe Trail, Warrensburg has evolved into a dynamic community known for its welcoming atmosphere and rich cultural tapestry.

At the heart of Warrensburg lies the University of Central Missouri (UCM), a cornerstone of education and innovation. UCM not only provides a diverse array of academic programs but also serves as a cultural hub, enriching the community with art exhibitions, performances, and intellectual discourse.

The city's downtown area, with its quaint shops, cozy cafes, and historic architecture, serves as a gathering place for locals and visitors alike. Throughout the year, Warrensburg comes alive with festivals, parades, and community events.

Economically, Warrensburg thrives as a center of commerce and industry. From small businesses to multinational corporations, the city's economy is diverse and resilient. The strategic location of Warrensburg, situated along major transportation routes, facilitates trade and commerce, driving economic growth for the community.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	2,710	20,434	24,907
HOUSEHOLDS	1,063	7,294	8,983
EMPLOYEES	1,797	7,902	8,457
MED HH INCOME	\$62,661	\$60,312	\$62,064

AREA RETAIL | RESTAURANTS

LOWE'S

Walmart *



Marshalls

ZAXBY'S

SHOE sensation



BUFFALO WILD WINGS



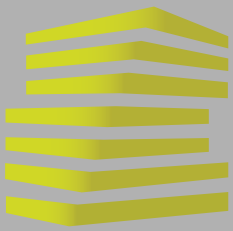
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PHOTOS + DETAILS

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- **FORMER 10-SCREEN THEATER AVAILABLE FOR SALE OR LEASE IN WARRENSBURG, MO**
- **FF&E AVAILABLE FOR PURCHASE**
- **36,373 SF BUILDING ON 5.45 ACRES**
- **AREA COTENANTS INCLUDE: WALMART (2.4M ANNUAL VISITS), LOWES (469K ANNUAL VISITS), MARSHALLS (366.8K ANNUAL VISITS), AND ALDI (224.4K ANNUAL VISITS)**
*VISITOR DATA PROVIDED BY PLACER.AI
- **LOCATED JUST 2 MILES FROM UNIVERSITY OF CENTRAL MISSOURI CAMPUS BOASTING A STUDENT POPULATION OF NEARLY 13,000.**
- **CALL BROKER FOR MORE DETAILS**



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ZOOM AERIAL

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N. Maguire St 8,212 (2022)



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386 HAWTHORNE BLVD

MARKET AERIAL

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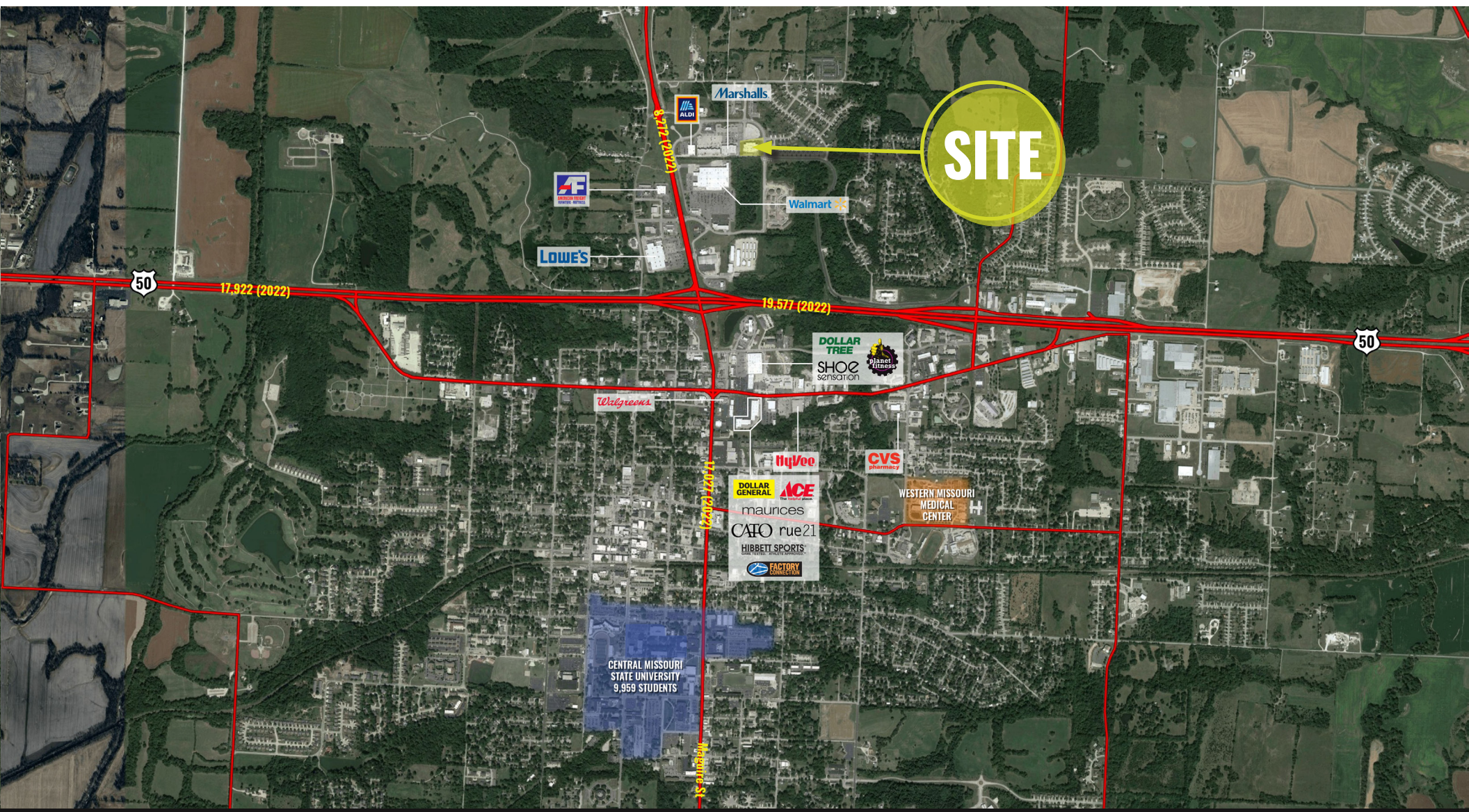
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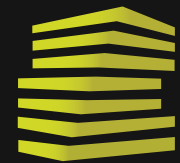
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SITE

CENTRAL MISSOURI STATE UNIVERSITY
9,959 STUDENTS

WESTERN MISSOURI MEDICAL CENTER



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