

# BEDFORD CENTER

HWY 100 + LEWIS & CLARK DR

WASHINGTON, MO



SITES

MERCY HOSPITAL WASHINGTON

WASHINGTON HIGH SCHOOL  
WASHINGTON MIDDLE SCHOOL

100

19,851 (2023)

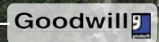
100

25,706 (2023)

22,740 (2023)

A

47



five BELOW  
maurices  
DOLLAR TREE  
CATO



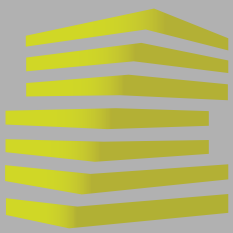
FAMOUS footwear  
Michaels



ROSS  
DRESS FOR LESS  
SHOE CARNIVAL  
ULTA  
Marshalls  
JOANN



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# BEDFORD CENTER

## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

Washington, Missouri is located approximately 50 miles west of downtown St. Louis, Missouri. It sits at the junction of state highways 100 and 47 with one of the few bridges over the Missouri River. It is an hour's drive from downtown St. Louis via Interstate 44 or 70, and even less from suburban St. Louis County.

Washington was one of the first American cities west of the Mississippi River. Washington is located on the Missouri River at the point where the River reaches its most Southern point. While not officially founded until May 29, 1839, there were settlers living at this location when Lewis and Clark started their trip to the west in 1804.

Today, Washington is a thriving city with a growing population. A center for shopping and medical services, including Mercy Hospital - Washington, for the surrounding area, it is a wonderful city of parks, churches, public and parochial schools, commerce, and industry. Washington is the largest community between St. Louis County and Jefferson City. Washington serves as the retail hub and industrial development leader of the County.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	5,255	17,662	22,839
<b>HOUSEHOLDS</b>	2,246	7,480	9,423
<b>EMPLOYEES</b>	3,715	9,172	11,775
<b>MED HH INCOME</b>	\$81,632	\$78,288	\$80,775

### AREA RETAIL | RESTAURANTS

**SUBWAY**

**SMOOTHIE KING**

**LOWE'S**

*Walgreens*

*Michaels*

**ACE**  
The helpful place.

**LION'S CHOICE**

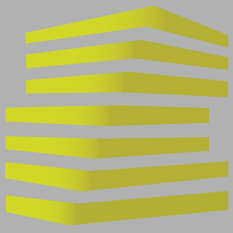
*Schnucks*

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## SITE PLAN & DETAILS

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- TWO PAD OPPORTUNITIES IN WASHINGTON, MISSOURI
- 1.43 - 1.46 ACRES WITH VARYING CONFIGURATIONS
- OWNER WILL SELL OR LEASE
- CALL BROKER FOR PRICING



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