

# LIBERTY SQUARE

1621-1629 A. ROY DRIVE

WASHINGTON, MO



LOCATION.  
commercial real estate

1,500 SF AVAILABLE







# LIBERTY SQUARE

## 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 mile	5 mile
<b>POPULATION</b>	<b>5,608</b>	<b>17,558</b>	<b>22,044</b>
<b>HOUSEHOLDS</b>	<b>2,404</b>	<b>7,520</b>	<b>9,253</b>
<b>EMPLOYEES</b>	<b>3,336</b>	<b>8,587</b>	<b>11,480</b>
<b>MED HH INCOME</b>	<b>\$86,722</b>	<b>\$81,056</b>	<b>\$85,843</b>

### AREA RETAIL | RESTAURANTS



TARGET

**KOHL'S**

**Walmart**



ALDI

**PETSMART**

**five BELOW**

**planet fitness**

**DOLLAR TREE**

**ROSS**  
DRESS FOR LESS

EVERY SEASON STARTS AT  
**DICK'S**  
SPORTING GOODS

**COLTON'S**  
Steak House & Grill

**LOWE'S**



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## SITE PLAN + DETAILS

TONY MOON

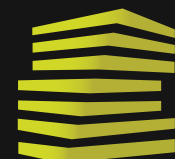
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- 1,500 SF AVAILABLE FOR LEASE AT WALMART SHADOW-ANCHORED CENTER IN WASHINGTON, MO
- WALMART RECEIVES 2.3 MILLION VISITS ANNUALLY (SOURCE: PLACER.AI)
- DIVERSE MEDICAL COTENANCY: IDEAL FOR TENANTS LOOKING TO COMPLEMENT EXISTING HEALTHCARE PROVIDERS.
- LOCATED IN THE MAIN RETAIL CORRIDOR OF THE TRADE AREA
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION



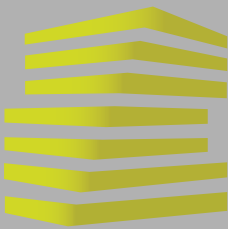
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# LIBERTY SQUARE MARKET AERIAL

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REALTY RESOURCES  
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