

# SOUTHERN HILLS SHOPPING CENTER

1 3 0 1 - 1 4 2 5   S O U T H E R N   H I L L S

WEST PLAINS, MO

LEASE PENDING  
25,506 SF

## WELCOME

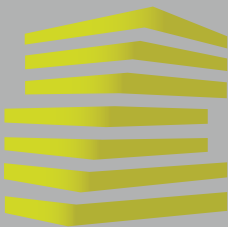
*Missouri*  
**Furniture**  
Appliances • Mattresses  
Hot Tubs

## RECENTLY REDEVELOPED!



**LOCATION.**  
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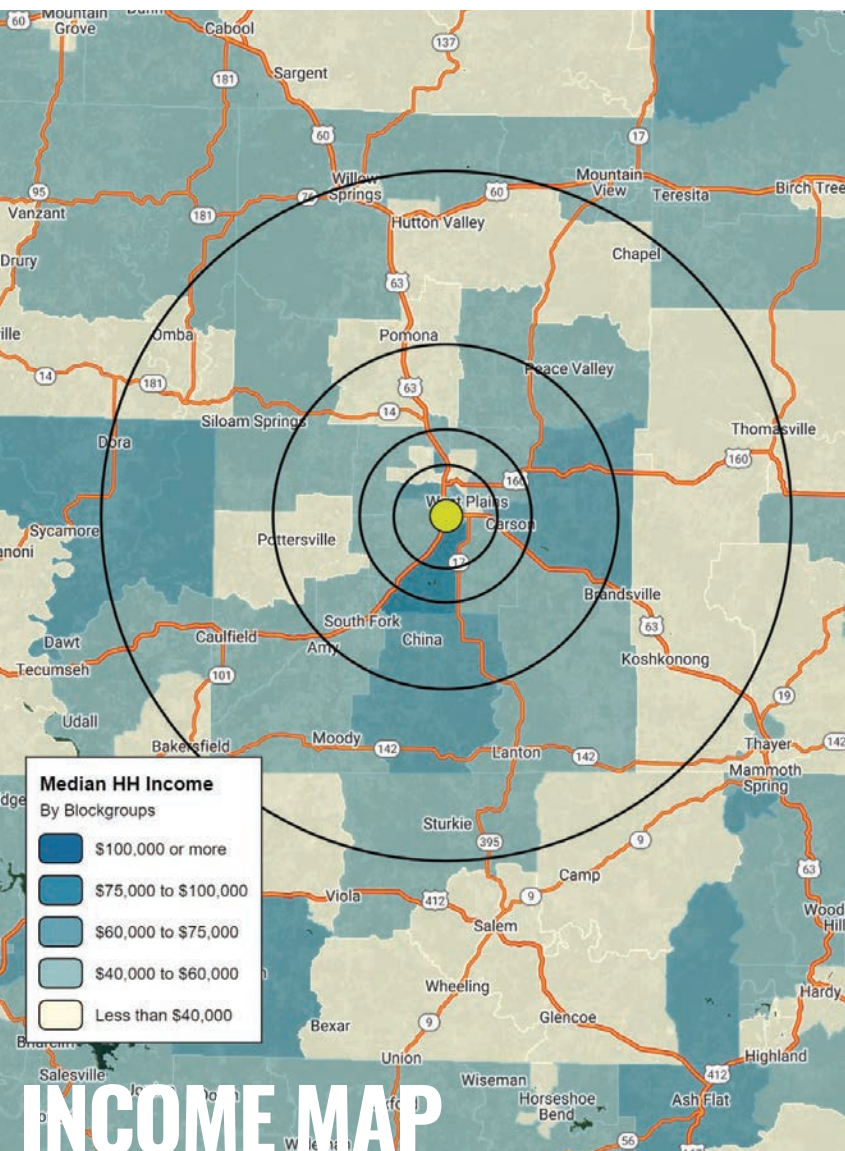
## NEIGHBORHOOD VIBE

MIKE PETTIT

314.818.1550 (OFFICE)

636.288.5412 (MOBILE)

Mike@LocationCRE.com



### TRADE AREA OVERVIEW

As the largest city in south central Missouri, West Plains considers itself the heart of the Ozarks - a community that prides itself on its ingenuity, progress, and ability to consistently pull from a 40+ mile radius. West Plains, MO has been selected as one of America's 10 Best Small Towns in 2013 by Livability.com, a national website that ranks America's most livable small and mid-sized cities based on quality of life. With its selection, West Plains is the only city listed among the lower Midwest region, which includes Missouri, Kansas, Oklahoma, Texas, Arkansas and Louisiana. West Plains was chosen based on its positive residential and business growth, average commute times, access to festivals, cultural events, other entertainment, and its reasonable home prices.

West Plains higher education institute, Missouri State University-West Plains, is a 2,000-student community college spread across the center of town. The school has multiple degree programs but is primarily focused on its Associate of Arts degree program. West Plains is home to Ozarks Medical Center, a system of care encompassing a 114-bed acute care hospital, 8 primary care and 15 specialty clinics, along with complete rehabilitation and home care services, with over 1100 employees, serving an eight-county area in south central Missouri and north central Arkansas.

### DEMOGRAPHICS

	3 miles	5 miles	10 miles	20 miles
<b>POPULATION</b>	<b>12,607</b>	<b>17,202</b>	<b>23,437</b>	<b>37,527</b>
<b>HOUSEHOLDS</b>	<b>5,388</b>	<b>7,221</b>	<b>9,697</b>	<b>15,410</b>
<b>MED HH INCOME</b>	<b>\$57,937</b>	<b>\$60,074</b>	<b>\$63,434</b>	<b>\$63,458</b>

### AREA RETAIL | RESTAURANTS

**Walmart** \*

*Walgreens*

**DOLLAR TREE**

**ASHLEY**

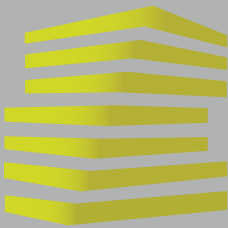
**burkes**  
OUTLET.

**ACE**  
The helpful place.

**SHOE sensation**

**HARBOR FREIGHT TOOLS**  
Quality Tools at Ridiculously Low Prices





# SOUTHERN HILLS SHOPPING CENTER

## SITE PLAN

MIKE PETTIT

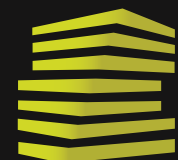
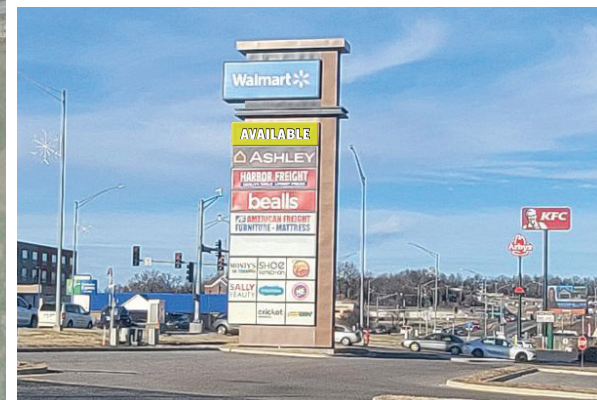
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- MULTIMILLION DOLLAR REDEVELOPMENT OF SOUTHERN HILLS SHOPPING CENTER RECENTLY COMPLETED
- LOCATED WITHIN THE MAIN RETAIL TRADE AREA OF WEST PLAINS WHICH TRADES OUT TO A TRUE 30-MINUTE DRIVE-TIME FOR CUSTOMERS
- TRADE AREA INCLUDES NATIONAL RETAILERS INCLUDING WALMART, HARBOR FREIGHT TOOLS, BURKE'S OUTLET, BIG LOTS, DOLLAR TREE, ETC.
- BRAND NEW PYLON SIGN
- SIGNALIZED ACCESS
- ANCHOR, JUNIOR ANCHOR, INLINE AND OUTLOT OPPORTUNITIES
- 183,600 VISITORS FREQUENT THE WALMART 2.5 MILLION TIMES ANNUALLY



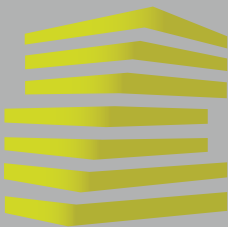
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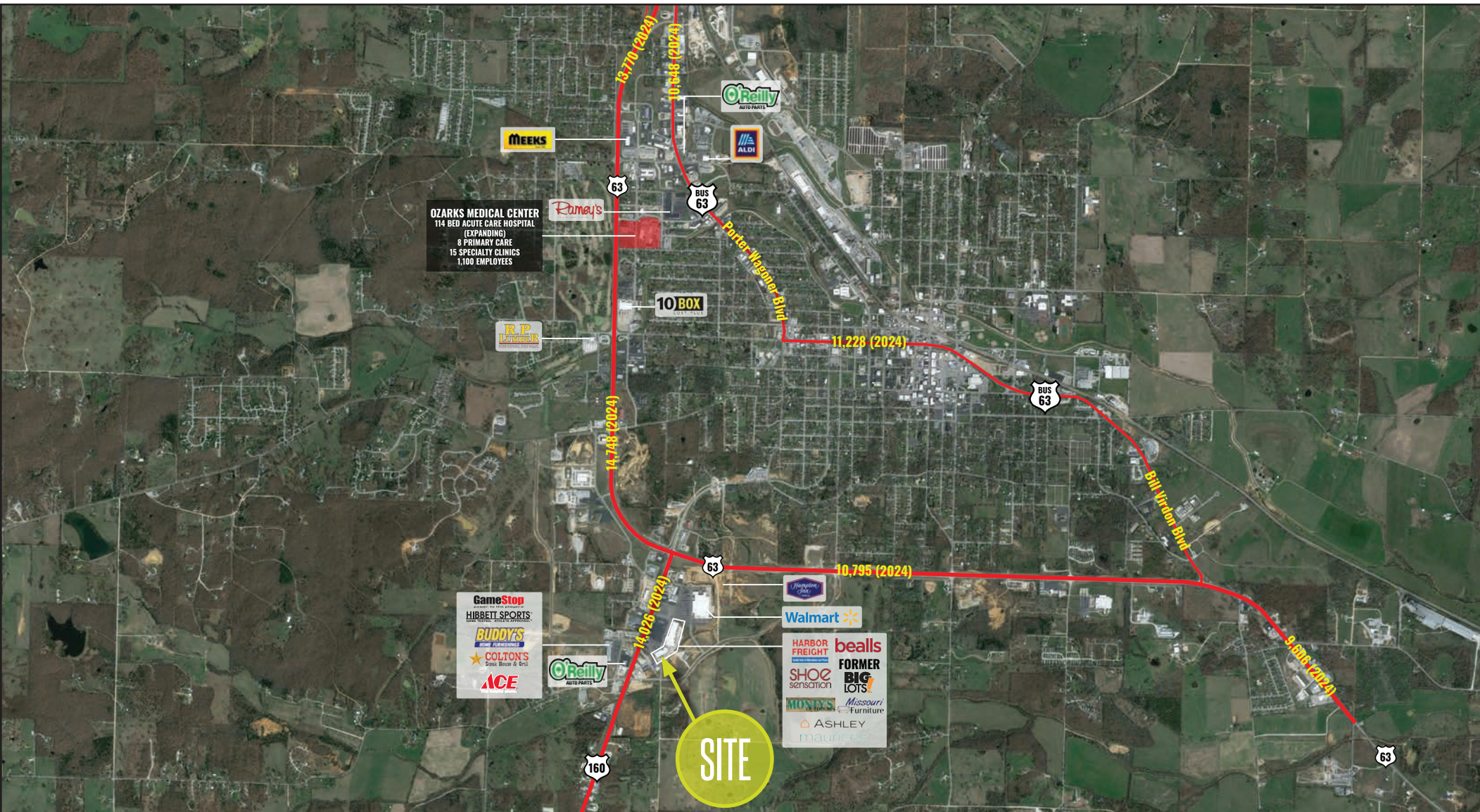
## MARKET AERIAL

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