

# 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



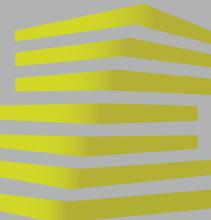
WELCOME

*Missouri*  
Furniture  
Appliances • Mattresses  
Hot Tubs

RECENTLY REDEVELOPED!



LOCATION.  
commercial real estate

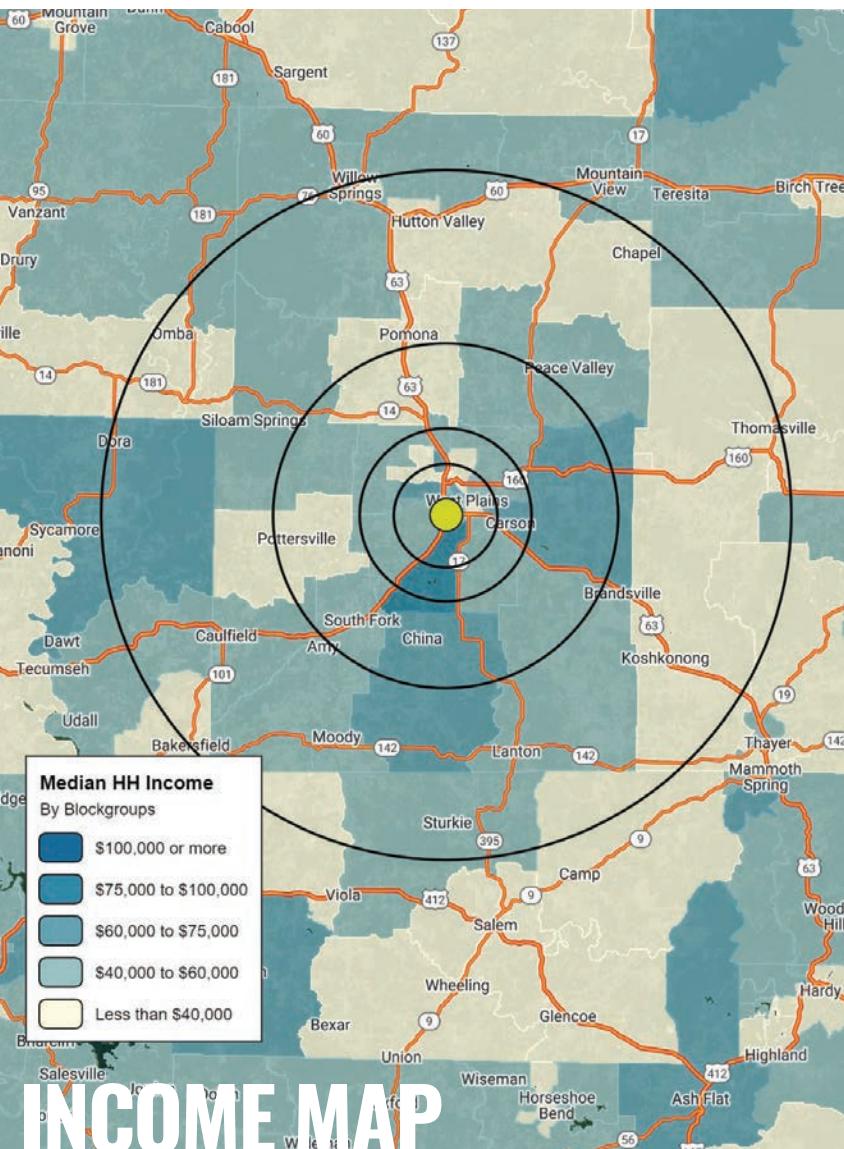


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## NEIGHBORHOOD VIBE

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



THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

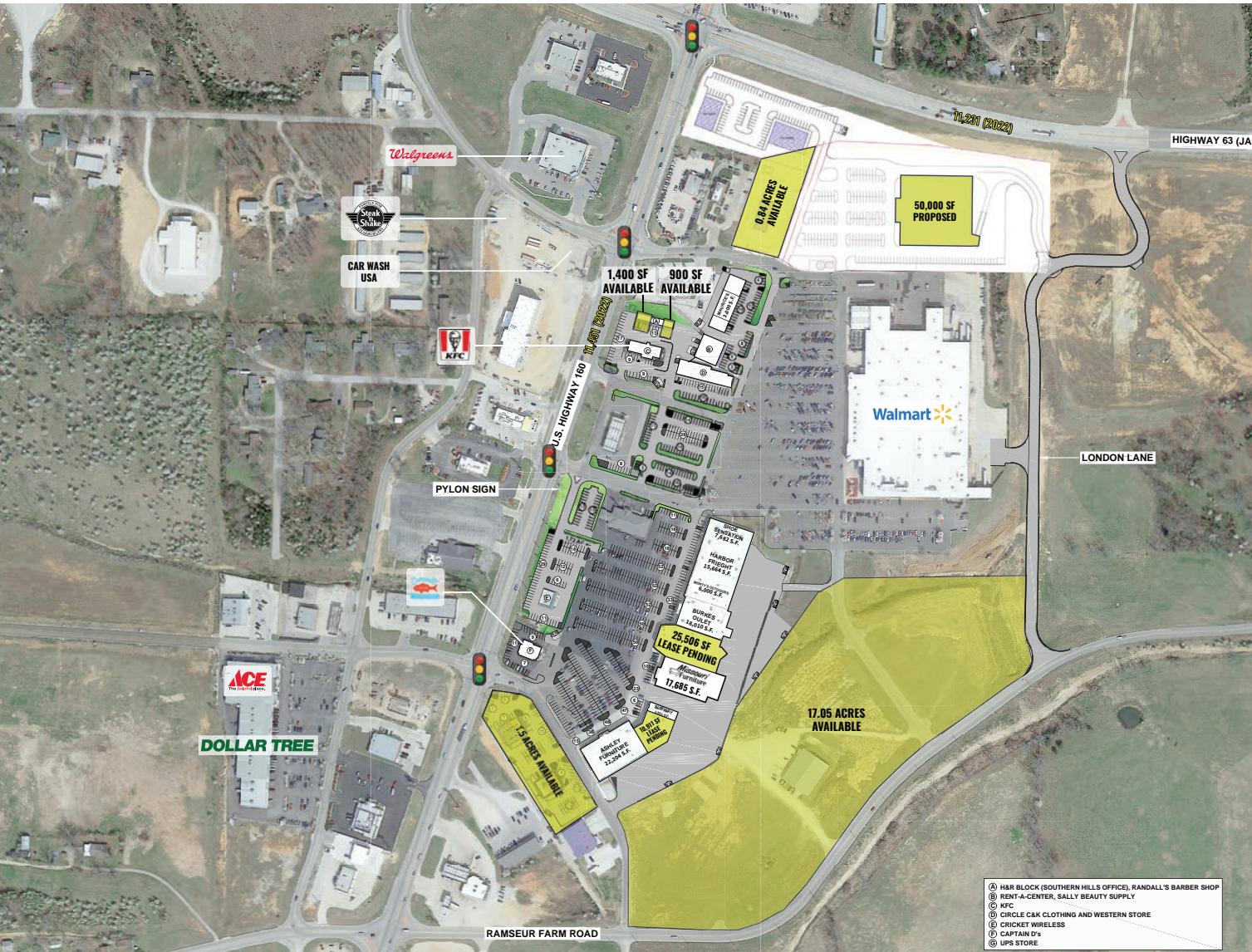


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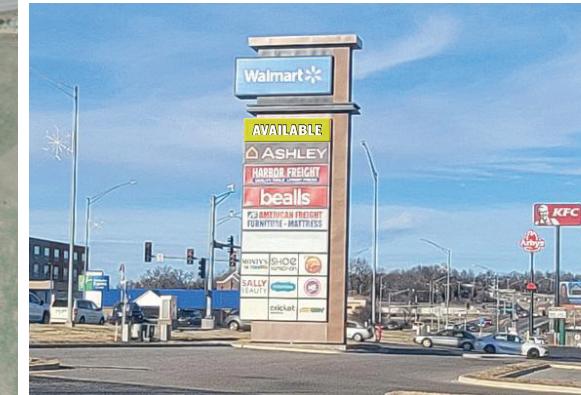
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## SITE PLAN

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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