

UP TO 4,550 SF AVAILABLE

MARSHFIELD, MO

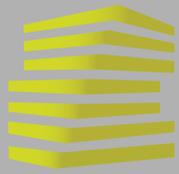
14626 HWY 38

1,400 SF



4,550 SF





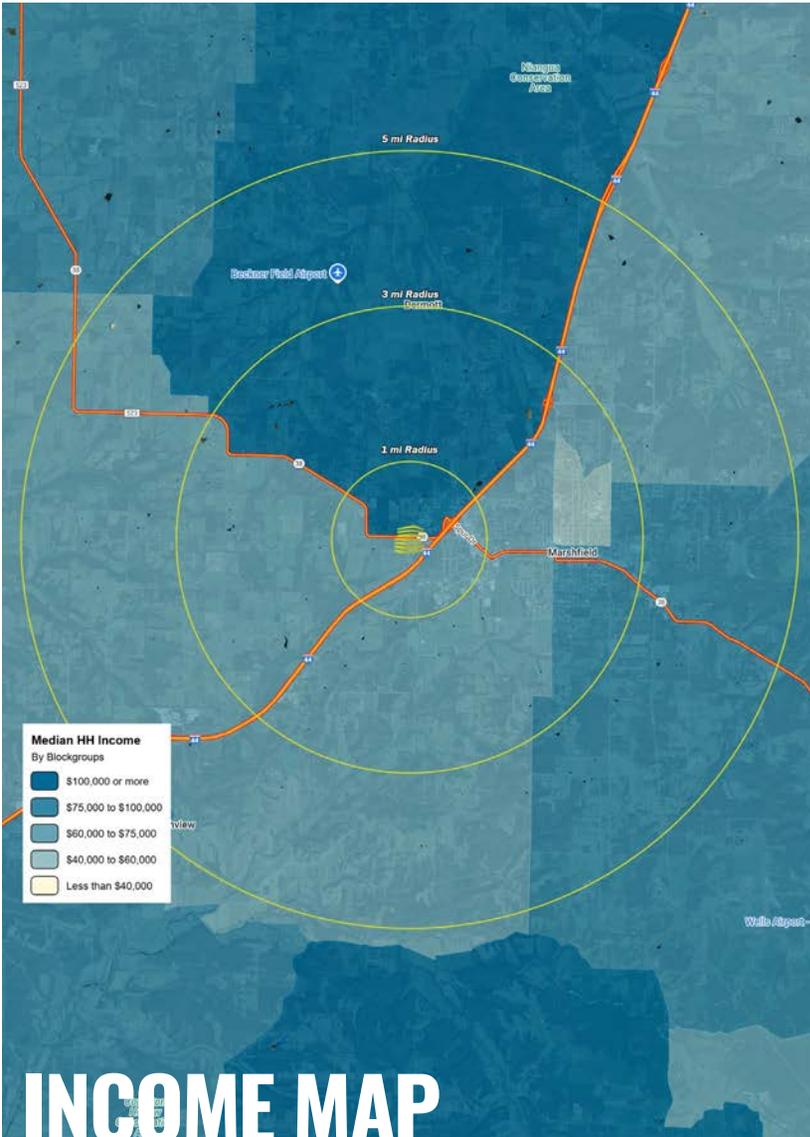
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NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

MARSHFIELD IS A GROWING COMMUNITY LOCATED IN WEBSTER COUNTY, APPROXIMATELY 20 MILES NORTHEAST OF SPRINGFIELD ALONG I-44. AS THE COUNTY SEAT, MARSHFIELD SERVES AS A CENTRAL HUB FOR GOVERNMENT, EDUCATION, RETAIL, AND SERVICES IN THE SURROUNDING RURAL AREA. ITS LOCATION ALONG THE INTERSTATE PROVIDES EXCELLENT REGIONAL CONNECTIVITY WHILE MAINTAINING THE CHARM AND CHARACTER OF A SMALL OZARKS TOWN.

THE CITY'S ECONOMY IS SUPPORTED BY A MIX OF LOCAL GOVERNMENT, HEALTHCARE, EDUCATION, MANUFACTURING, AND AGRICULTURE-RELATED BUSINESSES. MAJOR EMPLOYERS INCLUDE MARSHFIELD R-1 SCHOOL DISTRICT, WEBSTER COUNTY GOVERNMENT OFFICES, AND SEVERAL REGIONAL MANUFACTURING AND SERVICE COMPANIES. PROXIMITY TO SPRINGFIELD ALSO EXPANDS EMPLOYMENT AND COMMERCIAL OPPORTUNITIES FOR RESIDENTS.

MARSHFIELD OFFERS A RANGE OF AMENITIES INCLUDING NUMEROUS PARKS, COMMUNITY FACILITIES, AND A WALKABLE DOWNTOWN WITH SHOPS, RESTAURANTS, AND HISTORIC ARCHITECTURE. RECREATIONAL HIGHLIGHTS INCLUDE ROTARY PARK, HIDDEN WATERS NATURE PARK, AND THE NEARBY NIANGUA RIVER. THE CITY ALSO HOSTS THE ANNUAL CHERRY BLOSSOM FESTIVAL, A WELL-KNOWN EVENT THAT DRAWS VISITORS FROM ACROSS THE STATE.

WITH STEADY POPULATION GROWTH, STRONG COMMUNITY PRIDE, AND A STRATEGIC LOCATION ALONG I-44, MARSHFIELD PROVIDES A STABLE AND ACCESSIBLE TRADE AREA FOR RETAIL, SERVICE, AND LIGHT INDUSTRIAL DEVELOPMENT.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	8,311	75,604	161,965
HOUSEHOLDS	3,317	31,147	64,579
EMPLOYEES	5,866	27,659	98,728
MED HH INCOME	\$111,975	\$124,576	\$138,430

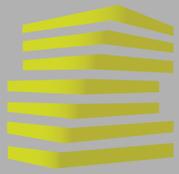
AREA RETAIL | RESTAURANTS

Walmart * **bomgnaars** **DOLLAR TREE**



DOLLAR GENERAL





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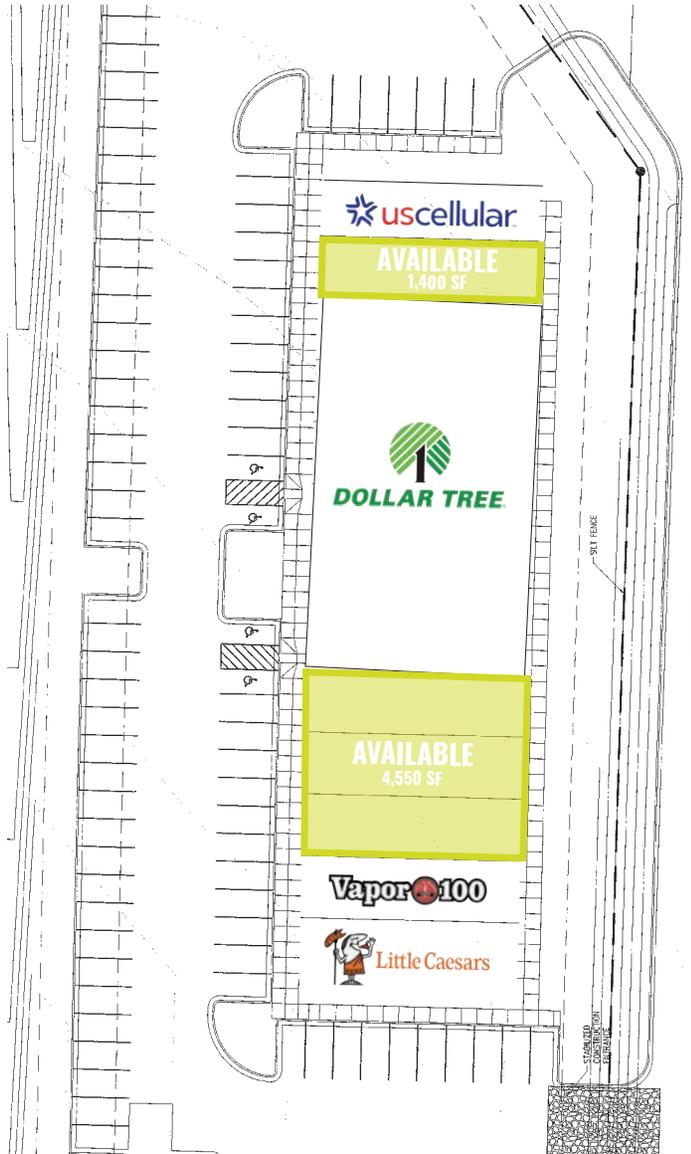
SITE PLAN & DETAILS

TONY MOON

MIKE PETTIT

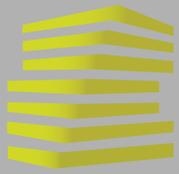
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TENANT ROSTER	SUITE	SF
U.S. CELLULAR	SUITE 113	1,400 SF
VACANT	SUITE 112	1,400 SF
DOLLAR TREE	SUITE 109	8,000 SF
VACANT	SUITE 104	4,550 SF
LITTLE CEASARS	SUITE 101	1,345 SF
VAPOR 100	SUITE 102	1,505 SF

- WALMART ANCHORED OUTPARCEL RETAIL CENTER
- LARGE PYLON SIGN
- WALMART: 1.9 MILLION ANNUAL VISITS (PER PLACER.AI)
- VISIBILITY TO OVER 42,000 VPD ON I-44
- CONTACT BROKER FOR ADDITIONAL INFORMATION



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ZOOM AERIAL

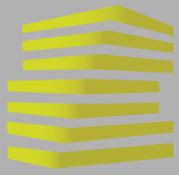
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MARKET AERIAL

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