

EAST ASHLAND PLAZA

Lot 1, 2, & 5 Eastside Dr, Ashland, Missouri 65010

Developed Lots - Commercial | Retail | Office

FOR LEASE

Ground Lease | Reverse Build-to-Suit Available



E BROADWAY - 12,000+ VPD



Lot 1
1.35 Acres

Lot 2
1.38 Acres

Lot 5
3.38 Acres

EASTSIDE DRIVE

FOREST PARK SUBDIVISION
235 Homes
(Under Construction)



SITE EXPANSION
(Under Construction)

INDUSTRIAL DRIVE

SOUTHBOUND
35,000+ VPD

NORTHBOUND



\$9Mn Campus (Under Construction)
100-300 Students | 150 Jobs

PROPERTY DETAILS

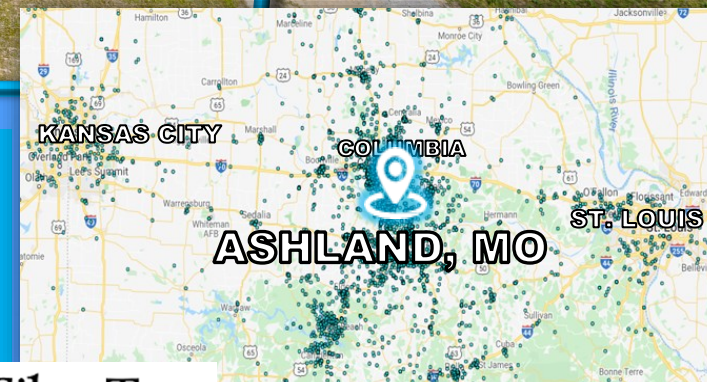
LOCATION: Lot 1, 2, & 5 of Eastside Dr, Ashland, MO 65010

***Excellent Visibility - US HWY 63 & E BROADWAY INTERCHANGE**

PRIMARY THOROUGHFARE ACCESS: To **RANKEN TECHNICAL COLLEGE** (Under Construction)

ADJACENT TO: FOREST PARK SUBDIVISION - **235 Homes** (Under Construction)

***TOP 3 Fastest Growing Cities in Missouri | The Mid Missouri Region Six County Hub**



GROWTH RATE
14% | 20,000+



REVERSE Build-to-Suit
AVAILABLE



FOR LEASE



573.875.5151

Wilson Burchfield | Broker
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DEVELOPED LOTS
FOR LEASE
 Reverse Build-to-Suit Available
 Commercial | Retail | Office

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\$9Mn Campus (Under Construction)



RANKEN
TECHNICAL COLLEGE

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FOREST PARK SUBDIVISION
 235 HOMES (Under Construction)

Break TIME **SITE EXPANSION**
 (Under Construction)

Break TIME

Lot 1 1.35 ac
Lot 2 1.38 ac
Lot 5 3.38 ac

TERMINATION OF
 HWY 63 ACCESS TO
 PERRY AVE

INDUSTRIAL DR
 CONNECTION
 TO PERRY AVE

E BROADWAY - 12,000+
35,000+ VPD



NORTHBOUND

SOUTHBOUND



Retail Leakage Analysis

Store Type	Potential	Estimated Sales	Surplus/Leakage
Motor Vehicle Parts & Dealers	8,601,823	2,721,924	70%
Furniture & Home Furnishing Stores	1,440,016	9,885	99%
Electronics & Appliance Stores	803,259	46,755	90%
Building Material, Garden Equip. & Supplies	3,072,521	56,893	99%
Food & Beverage Stores	5,179,263	870,980	80%
Health & Personal Care Stores	2,630,643	1,009,007	60%
Clothing & Clothing Accessories Stores	2,099,316	74,168	99%
Sporting Goods, Hobby, Book, & Music Stores	592,657	104,383	80%
General Merchandise Stores	5,272,047	248,601	99%
Miscellaneous Store Retailers	905,994	201,879	80%
Foodservice & Drinking Places	4,654,274	1,638,928	60%
Total	35,251,813	6,983,403	80%

Retail Sales Leakage suggests there is an unmet demand in the trade area & that the Community can support additional store space for the "Store Type".

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SilverTree REALTY **573.875.5151**