

EAST ASHLAND PLAZA

LOT 2 & 5 EASTSIDE DR
ASHLAND, MO 65010



PROPERTY DETAILS

RETAIL | OFFICE | INDUSTRIAL

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

- **SITE SIZE (Lot 2):** 1.38 Acres
- **SITE SIZE (Lot 5):** 3.38 Acres
- **SITE SIZE (Lot 2 & 5 Combined):** 4.76 Acres

ZONING: Commercial [Retail, Office, Industrial].

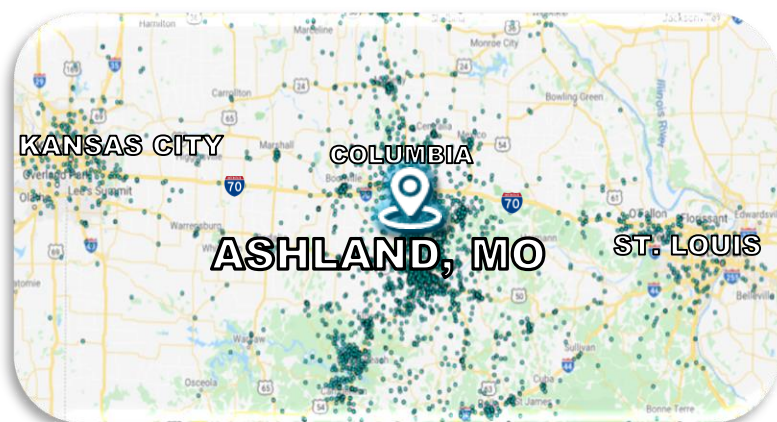
PROPERTY HIGHLIGHTS:

- **Excellent Visibility:** HWY 63 & E BROADWAY.
- **Lot(s):** Vertical Ready.
- **Adjacent To:** TACO BELL [NEW], BREAK TIME C-Store, O'REILLY AUTO PARTS [NEW], FOREST PARK SUBDIVISION [NEW - 235 Homes].
- **Primary Access:** To RANKEN TECHNICAL COLLEGE [NEW].
- **The Mid Missouri Region Six County Hub.**
- **TOP 3 Fastest Growing Cities in Missouri.**

LEASE TYPE: LAND LEASE (or) REVERSE BUILD-TO-SUIT.

LEASE RATE: Negotiable.

LEASE TERMS: NNN.



GROWTH RATE
14%



REVERSE BUILD-TO-SUIT
AVAILABLE



FOR LEASE
VERTICAL READY

573.875.5151

broker@silvertreeco.com

www.silvertreerealtyco.com



SilverTree
REALTY

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RETAIL SALES 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 supports additional store space for the "Store Type".

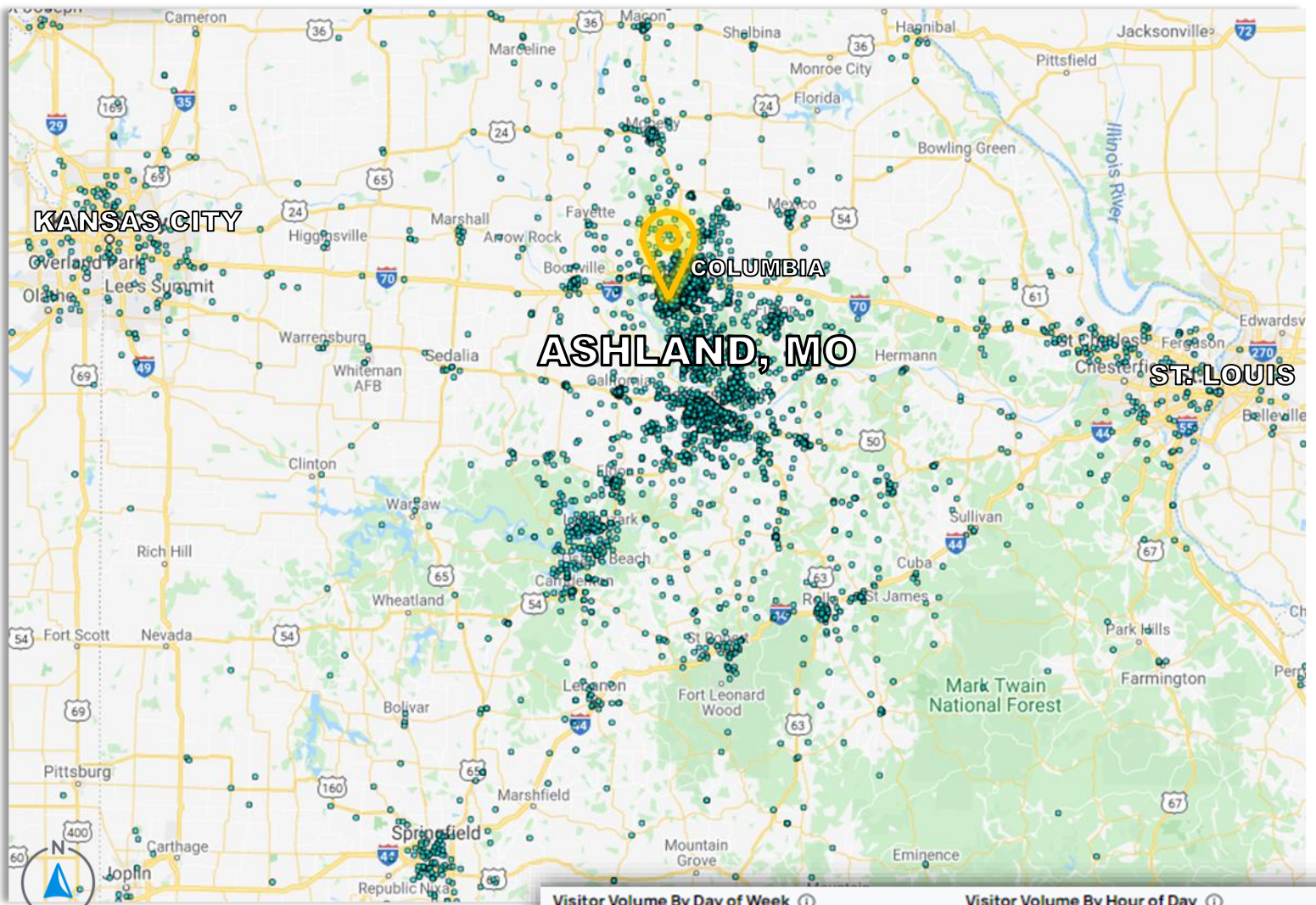
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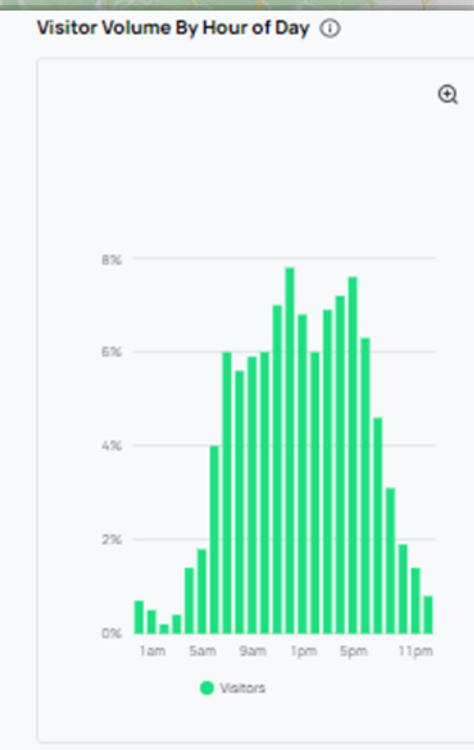
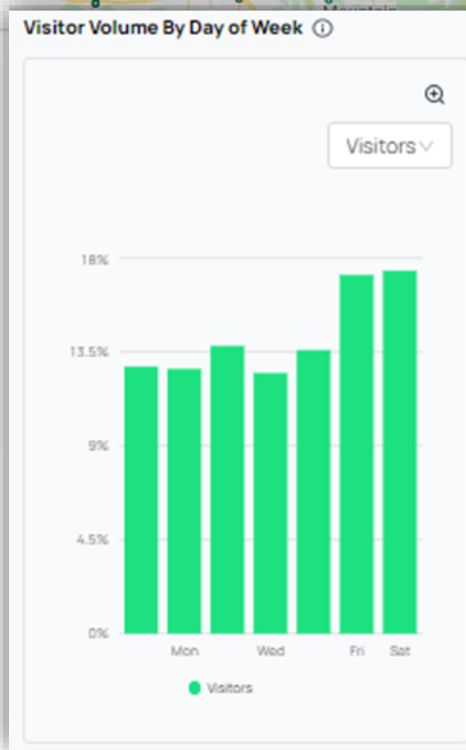
PROPERTY DATA [5 Mile Radius]



Finances

\$81,299
AVERAGE HOUSEHOLD INCOME

MEDIAN HOUSEHOLD INCOME	\$67,868
MEDIAN HOUSEHOLD VALUE	\$206,736
AVERAGE HOUSEHOLD EXPENSES	\$69,179



REVERSE BUILD-TO-SUIT INFORMATION

The Reverse Build-to-Suit Lease Structure is tailored specifically for Franchisees that are building new stores and/or Franchisees focused on expanding their footprint who may only have so much capital available to fund growth. The Reverse Build-to-Suit Structure provides the Franchisee with working capital versus having to tie up their own capital to fund the territory expansion process.

The Tenant constructs the entire building, with all (or) a significant portion of the construction costs paid by the Landlord.

The Tenant/Operator receives the benefits:

- Limits the total upfront cost of opening a new location.
- Allows the Tenant to develop new locations that create immediate revenue growth & long-term sustainability.
- Allows the Operators to recapture development costs, construct new locations with little to no capital investment, and reduces capital expenditures.
- Limited to zero construction costs. Tenant has complete control over the construction process, resulting in a brand-new facility that is custom-designed by the Tenant.
- Provides a predetermined future rental rate—established prior to the construction start date, which in-turn protects the Tenant from the typical interest rate increase exposure associated with traditional lease structures, whereby under traditional lease structures the burden of securing debt to finance the construction work is typically the Tenant’s responsibility. A Reverse Build-to-Suit Lease Structure removes (or) significantly reduces the need for the Tenant to secure traditional financing to fund the Construction Costs of the new location.
- Lowest blended long-term rental rates.
- Complete operational control of the real estate through a long-term lease.
- With the Reverse Build-to-Suit Lease, both parties ultimately benefit from the Tenant’s experience in constructing virtually the same building in many locations.

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