

FOR SALE

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

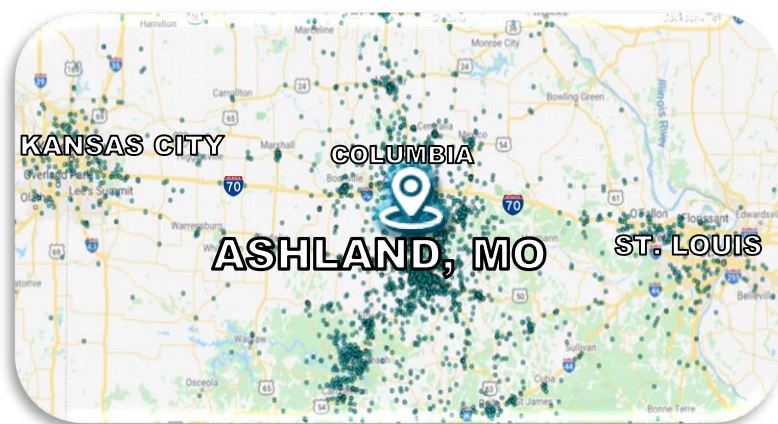
ZONING: Commercial [Retail, Office, Industrial].

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.**

SALE PRICE:

- Lot 2: **\$750,000.00**
- Lot 5: **\$1,500,000.00**



GROWTH RATE
14%



REVERSE BUILD-TO-SUIT
AVAILABLE



FOR SALE
VERTICAL READY

573.875.5151

broker@silvertreeco.com

www.silvertreerealtyco.com



SilverTree
REALTY

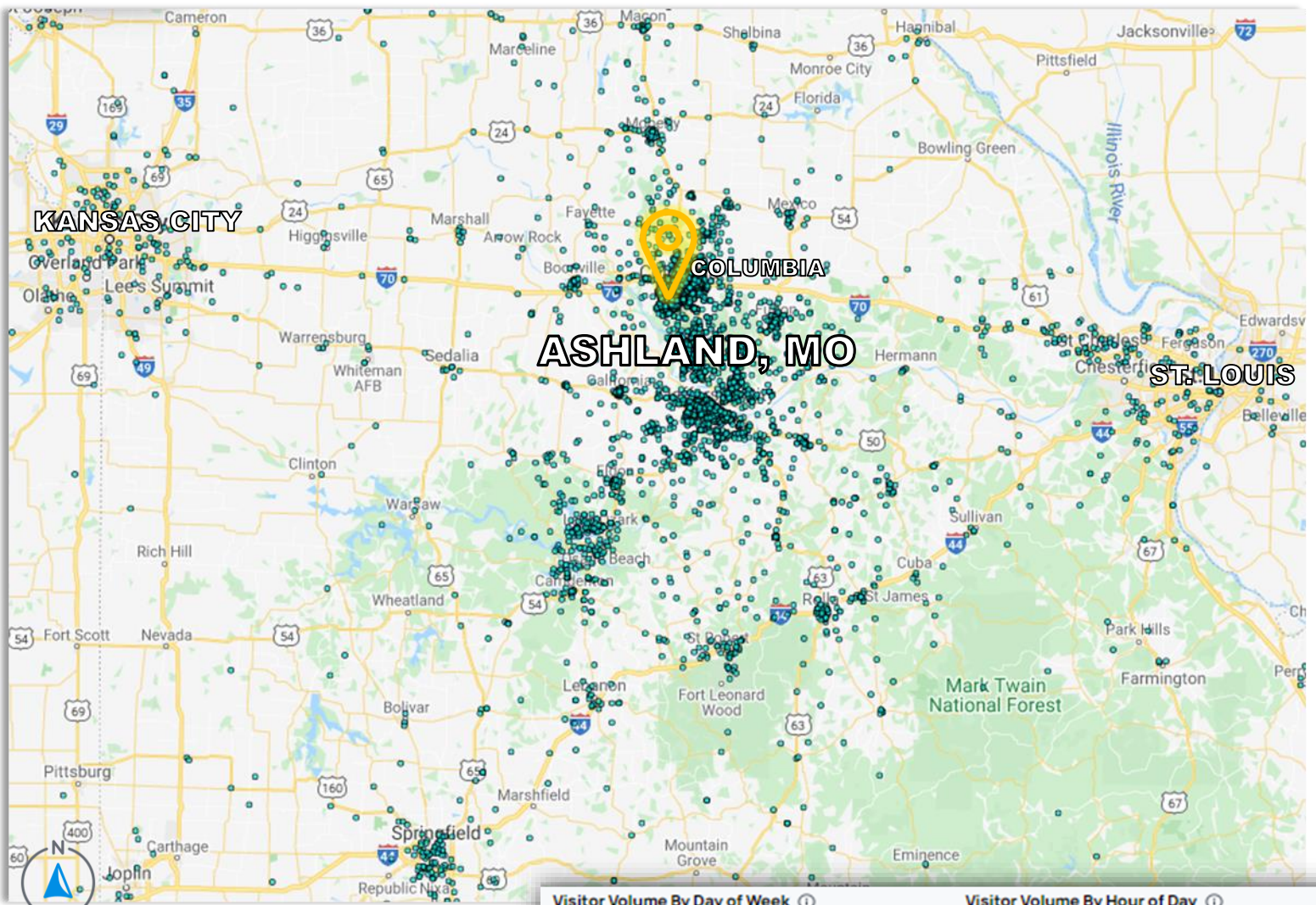


RETAIL SALES LEAKAGE ANALYSIS

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".

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

