

SULLIVAN MARKETPLACE

306 - 316 PARK RIDGE

SULLIVAN, MO

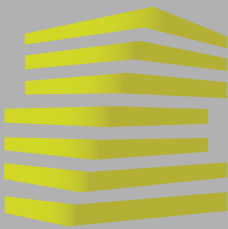


1,200-6,700 SF AVAILABLE
FORMER RESTAURANT FOR LEASE

ARD
American Realty & Development



LOCATION.
commercial real estate



SULLIVAN MARKETPLACE

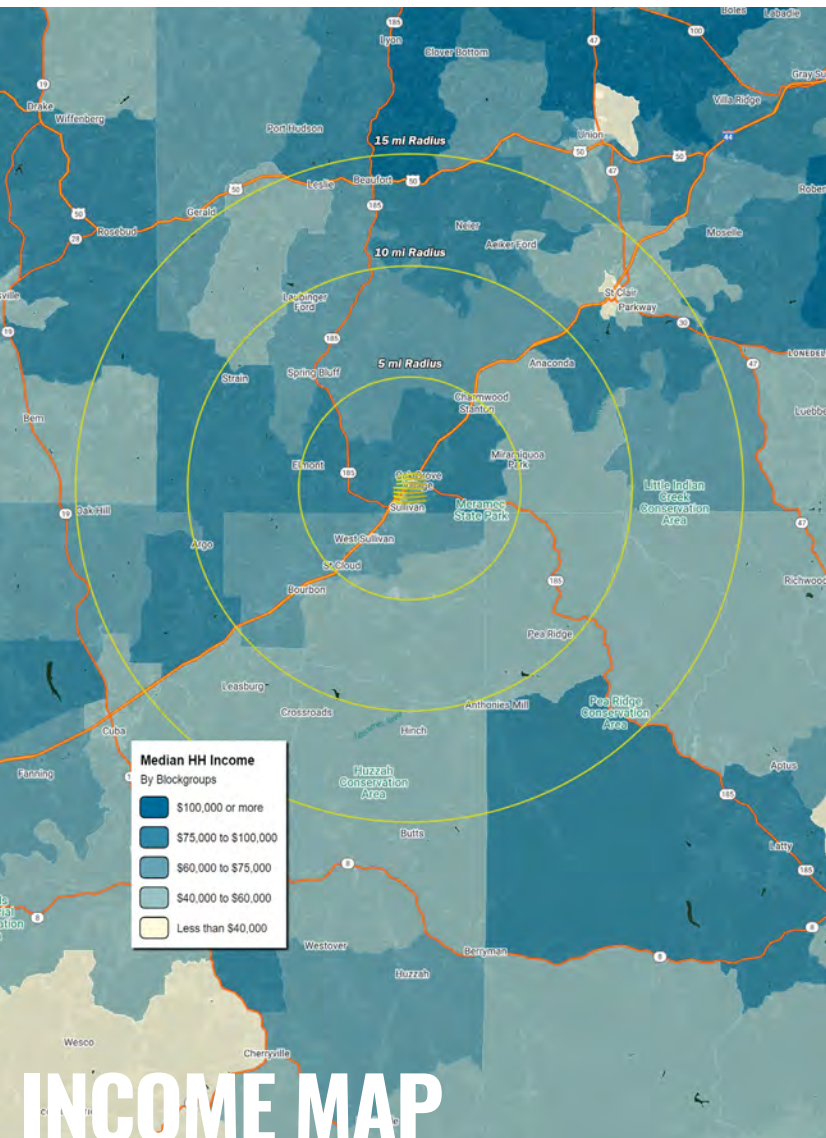
NEIGHBORHOOD VIBE

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT

314.818.1550 (DIRECT)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



TRADE AREA OVERVIEW

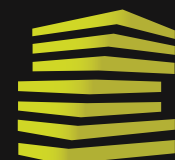
Sullivan, Missouri, is a charming small town located about 68 miles southwest of St. Louis along Interstate 44, making it a convenient stop for travelers and an accessible retreat from the bustle of the city. The town serves as a gateway to the scenic beauty of the Ozarks and is a convenient stop for travelers heading west.

Sullivan offers a close-knit community vibe while maintaining easy access to the amenities of a larger metropolitan area. Historically, Sullivan began as a railroad town and has since grown into a hub for light manufacturing and service industries. It is home to several local and national businesses, contributing to its strong economic base. Its strategic location along this major interstate has allowed Sullivan to serve as a vital connection point for trade and travel.

DEMOGRAPHICS

	5 mile	10 miles	15 miles
POPULATION	11,648	19,833	37,910
HOUSEHOLDS	4,842	8,213	15,519
EMPLOYEES	4,927	6,031	8,896
MED HH INCOME	\$69,763	\$66,272	\$65,022

AREA RETAIL | RESTAURANTS

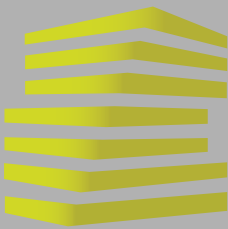


LOCATION.
commercial real estate



www.LocationCRE.com

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.



SULLIVAN MARKETPLACE

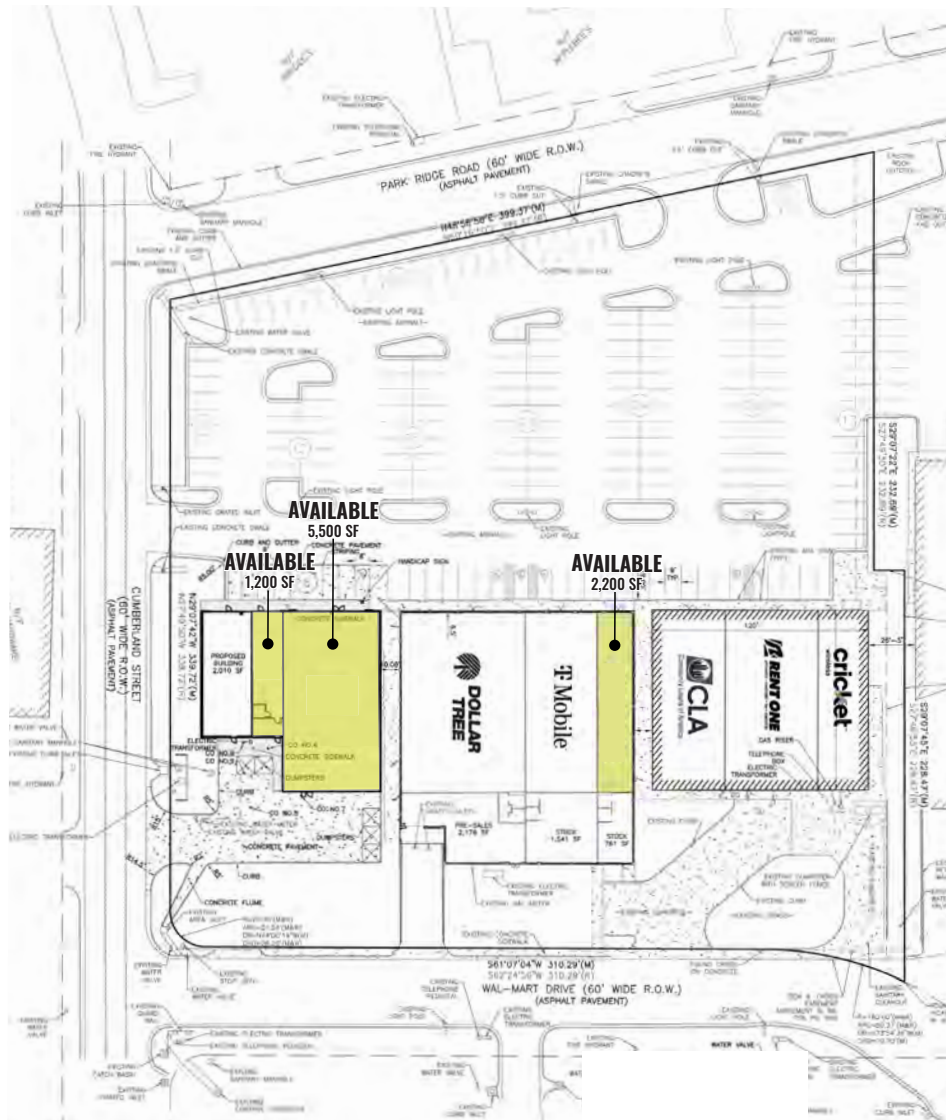
SITE PLAN

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT

314.818.1550 (DIRECT)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



SULLIVAN MARKETPLACE TENANT ROSTER

1	CRICKET WIRELESS	1,500 SF
2	RENT ONE	6,000 SF
3	COMMUNITY LOANS OF AMERICA	4,500 SF
4	AVAILABLE	2,200 SF
5	T-MOBILE	5,600 SF
6	DOLLAR TREE	8,600 SF
7	AVAILABLE	5,500 SF
8	AVAILABLE	1,200 SF
9	SmoothE's	1,900 SF

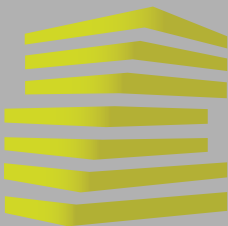


LOCATION.
commercial real estate



www.LocationCRE.com

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.



SULLIVAN MARKETPLACE

PHOTOS + DETAILS

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

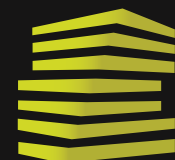
MIKE PETTIT

314.818.1550 (DIRECT)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



- LOCATED IN THE HEART OF SULLIVAN, MO TRADE AREA
- ADJACENT TO ALDI (295K VISITS ANNUALLY) AND IS SHADOW ANCHORED BY WALMART (2.2M VISITS ANNUALLY)
- JOIN STRONG NATIONAL COTENANTS SUCH AS DOLLAR TREE AND T-MOBILE
- EASY ACCESS TO PARK RIDGE RD AND CUMBERLAND WAY
- EXCELLENT VISIBILITY TO OVER 37,000 VEHICLES PER DAY ON I-44
- LARGE PYLON SIGN AVAILABLE
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION

** VISITOR DATA PROVIDED BY PLACER.AI

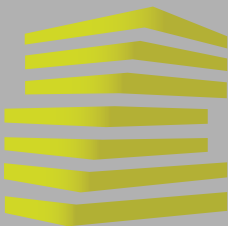


LOCATION.
commercial real estate



www.LocationCRE.com

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.



SULLIVAN MARKETPLACE

MARKET AERIAL

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT

314.818.1550 (DIRECT)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



www.LocationCRE.com

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.