

OFFERING TEASER: FOR SALE OR FOR LEASE: ALL RATES NEGOTIABLE

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# SHOPS AT ODESSA

Odessa, MO

## PROPERTY SUMMARY

<b>Name</b>	Shops at Odessa
<b>Address</b>	1452 W Highway 40
<b>City, State</b>	Odessa, MO
<b>APN</b>	14-7.0-35-0-000-014.010; 14-7.0-35-0-000-009.030
<b>Land Area</b>	±47.8 Acres
<b>Year Built</b>	1995
<b>Gross Leasable Area</b>	±298,461 SF
<b>Total Tenants</b>	4
<b>Current Occupancy</b>	18.6%



## DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2022 Projection	56	5,620	9,174
2020 Estimate	56	5,708	9,209
2010 Census	57	5,834	9,362
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 Projection	23	2,343	3,781
2019 Estimate	23	2,370	3,779
2010 Census	22	2,270	3,598
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$72,982	\$59,581	\$66,754

# SITE PLAN



# TENANT MAP





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