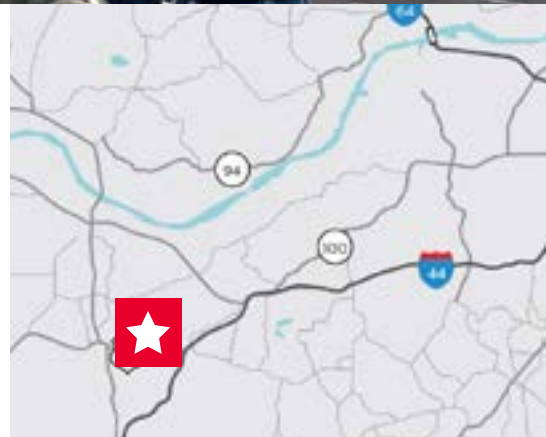


1,445 - 1,556 SF Available

Property Highlights

- Union Shoppes' strategic location at the intersection of Hwy 47 & E Main Street provides visibility to over 50,000 cars/day from Hwy 47 & Hwy 50 while maintaining the important connection to Union's downtown area via E Main.
- Fast growing Union has a population of over 10,000 residents, 350 businesses, and is home to East Central College
- Location on Hwy 47 provides visibility and access to important customer base moving between Union and Washington, MO
- AVAILABLE ENDCAP with ample parking could provide potential for Drive-Up, ATM, or dropoff.



Demographics

	3 Miles	5 Miles	10 Miles
Population	13,988	21,707	62,774
Households	5,317	8,206	24,485
Average HH Income	\$71,412	\$79,218	\$78,079

Traffic Counts

Hwy 47 - 22,064 VPD | Hwy 50 - 36,358 VPD

David Wirth

+1 314 925 2916
david.wirth@cushwake.com

Kyle Pershing

+1 314 236 5471
kyle.pershing@cushwake.com

7700 Forsyth Blvd, Suite 1210
St. Louis, Missouri
main +1 314 862 7100
cushmanwakefield.com

Site Plan



Suite	SF	Tenant	Suite	SF	Tenant
A	1,593	Jimmy Johns	D	964	Vapor World
B	1,556	AVAILABLE	E	1,445	AVAILABLE
C	1,133	Southwestern Hearing Centers			

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Union

The City of Union is located just West of I-44 in the heart of Franklin County. The City of Union is close to some spectacular tourist and recreational venues like Six Flags Amusement Park, Purina Farms, Meramec Caverns and Missouri Wine Country.

The City of Union offers a distinct identity— a family-friendly and economically strong community with a business friendly atmosphere conveniently located in the heart of Franklin County, just 45 minutes from the hustle and bustle of St. Louis.

Established in 1825 as the County Seat, Union enjoys a diverse landscape that includes new commercial and industrial developments and growing subdivisions mixed with rolling hills, farmer's fields and forest groves. Union has a growing population of over 10,000 residents, more than 350 businesses, and is home to East Central College. East Central College was founded in 1968, now encompasses more than 200 picturesque acres and serves an enrollment of 3,500 students.

The Union area, located in the heart of Franklin County, has something for everyone. Enjoy the beautiful wine country, or take part in the many outdoor activities in the area. Boating, floating and fishing on one of the area's four rivers is a popular past time.

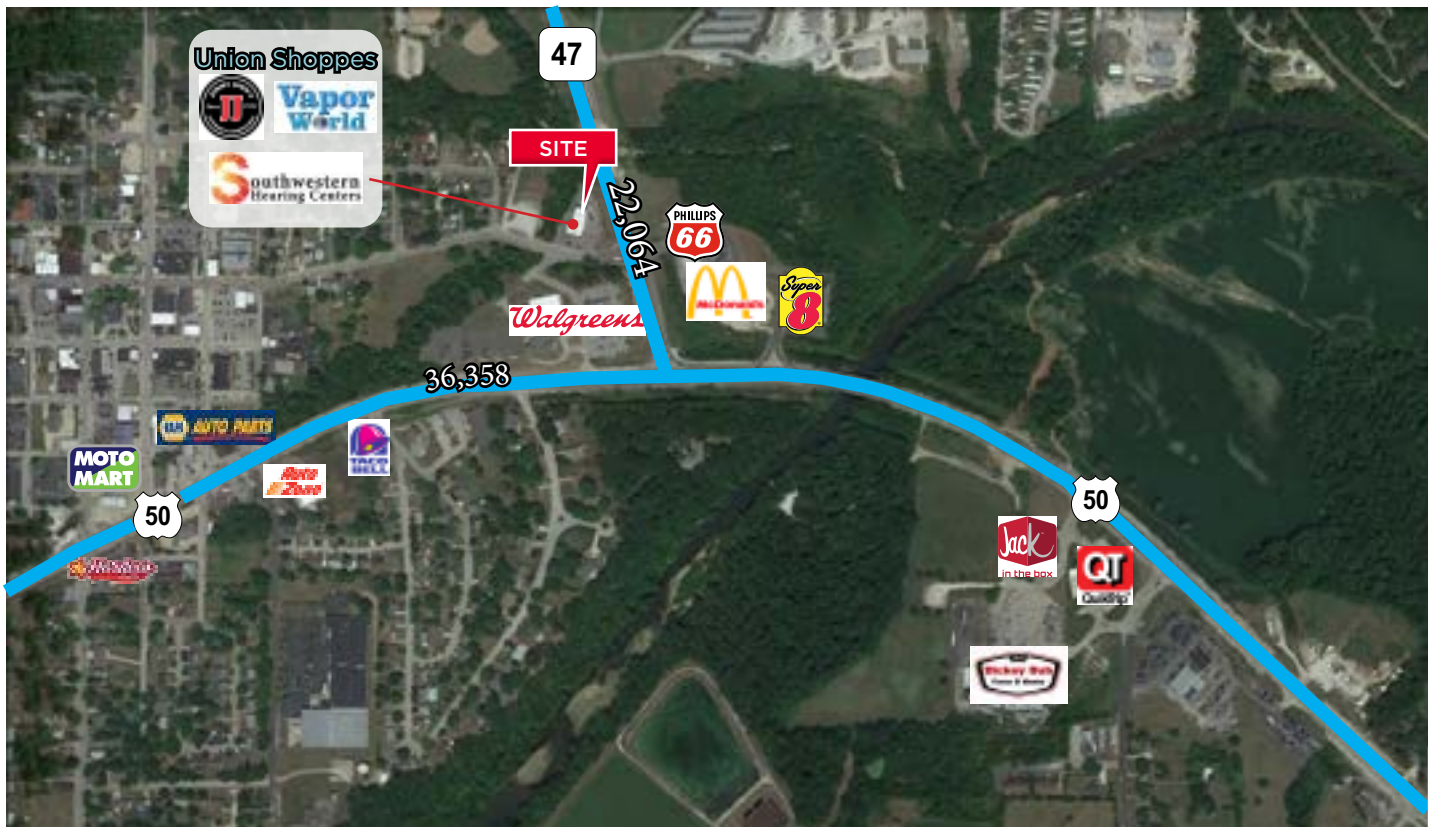


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Aerial

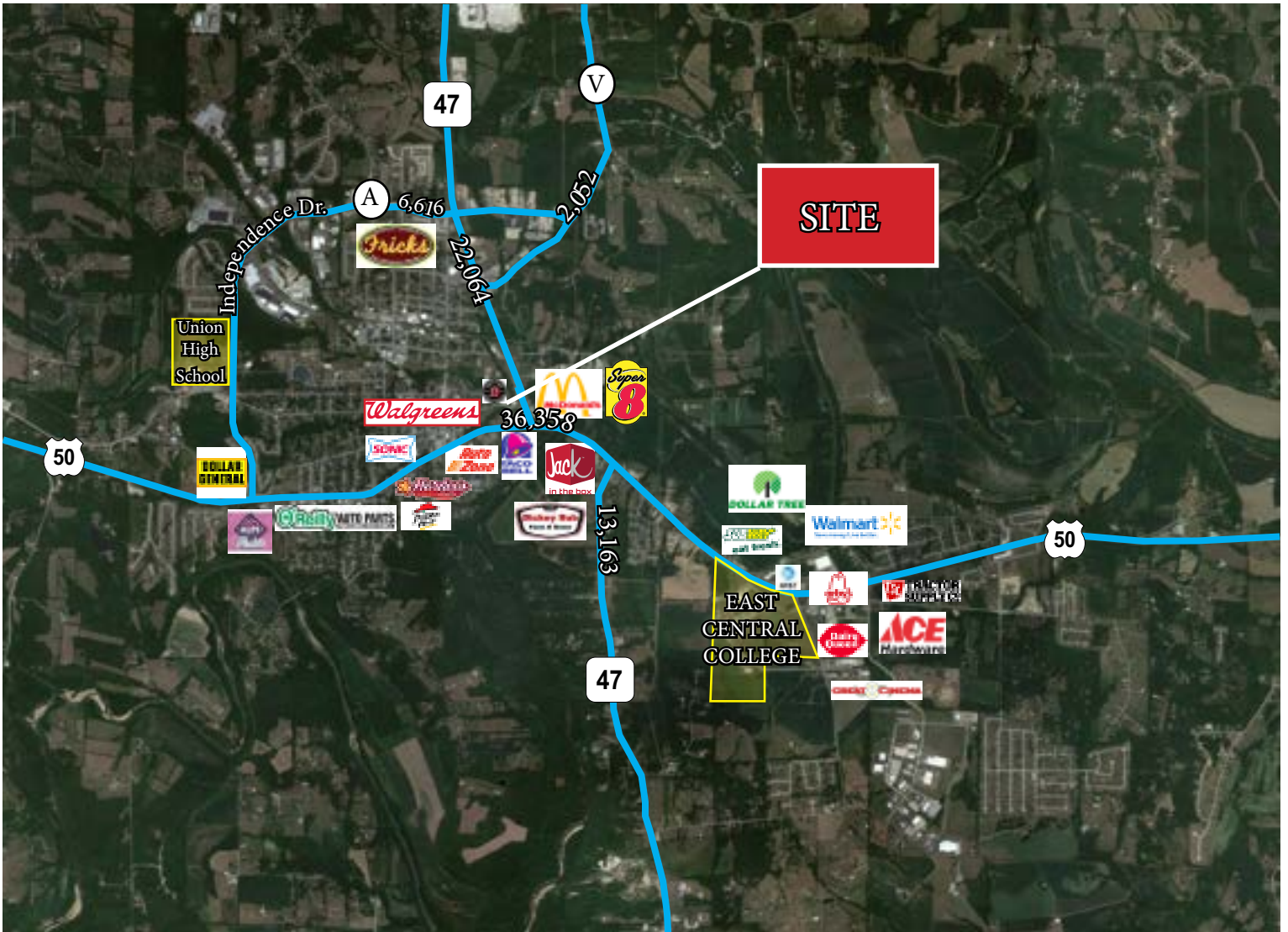


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