

# HILLCREST PLAZA

1403 HILLCREST DR

DONIPHAN, MO

**SITE**

**DOLLAR  
GENERAL**

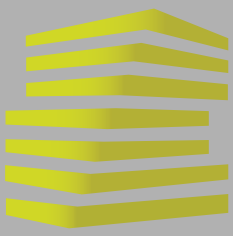


**DOLLAR  
TREE**

**SUBWAY**



**LOCATION.**  
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# HILLCREST PLAZA

## NEIGHBORHOOD VIBE

TONY MOON

ALEX APTER

314.818.1562 (OFFICE)

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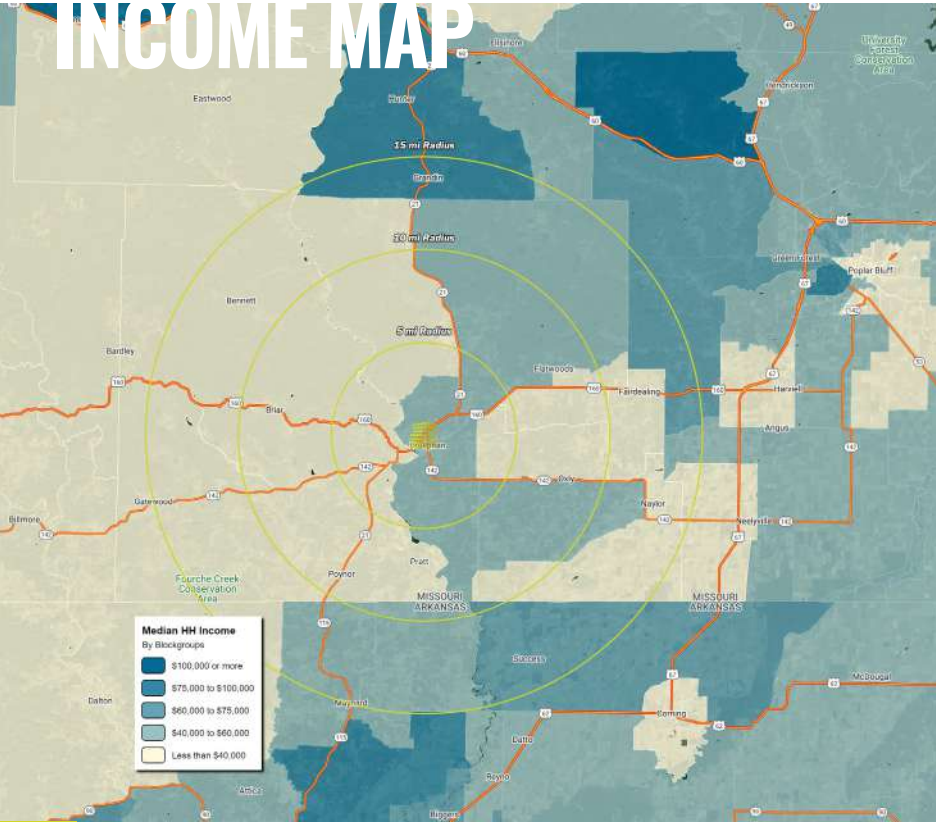
314.560.0781 (MOBILE)

314.488.5900 (MOBILE)

Tony@LocationCRE.com

Alex@LocationCRE.com

# INCOME MAP



HIDDEN IN THE OZARK FOOTHILLS AT THE EDGE OF THE IRISH WILDERNESS, DONIPHAN, MISSOURI IS WHERE OZARK HERITAGE MEETS THE RUGGED OUTDOORS. THE CITY OF DONIPHAN IS LOCATED NEAR THE CENTER OF RIPLEY COUNTY ON THE EAST BANK OF THE CURRENT RIVER. RIPLEY COUNTY IS LOCATED IN THE OZARK FOOTHILLS REGION OF MISSOURI NEAR THE ARKANSAS BORDER. THE COUNTY IS BORDERED BY BUTLER COUNTY TO THE EAST, CARTER COUNTY TO THE NORTH AND OREGON COUNTY TO THE WEST. TO THE SOUTH ARE THE ARKANSAS COUNTIES OF RANDOLPH AND CLAY. DONIPHAN LIES APPROXIMATELY 30 MILES WEST OF POPLAR BLUFF, MISSOURI, 10 MILES NORTH OF THE ARKANSAS BORDER, 180 MILES EAST OF SPRINGFIELD, MISSOURI, AND 180 MILES SOUTH OF ST. LOUIS, MISSOURI. U.S. HIGHWAY 160 RUNS EAST/WEST THROUGH DONIPHAN, AS DO TWO STATE HIGHWAYS, 21 AND 142.

RIPLEY COUNTY IS A PROGRESSIVE, BUSINESS-MINDED COMMUNITY READY TO PURSUE NEW INDUSTRY AND BUSINESS OPPORTUNITIES. THE RIPLEY COUNTY CHAMBER OF COMMERCE WORKS CLOSELY WITH THE INDUSTRIAL DEVELOPMENT AUTHORITY AND INDUSTRIAL DEVELOPMENT CORPORATION TO PROMOTE RIPLEY COUNTY. THE LOYAL HOOD INDUSTRIAL PARK IS LOCATED IN RIPLEY COUNTY'S ENTERPRISE ZONE THAT PROVIDES QUALIFYING NEW INDUSTRY AND BUSINESS WITH TAX INCENTIVES ADMINISTERED BY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT. THE CHAMBER ALSO WORKS WITH THE UNIVERSITY OF MISSOURI ECONOMIC DEVELOPMENT EXTENSION OFFICE, CITY AND COUNTY GOVERNMENT, DONIPHAN NEIGHBORHOOD ASSISTANCE PROGRAM, AND OTHER LOCAL PRESERVATION AND DEVELOPMENT



ANNUAL DEMOGRAPHICS

### POPULATION



**3 MILES**  
3,356

**5 MILES**  
4,921

**10 MILES**  
8,091

### HOUSEHOLDS



**3 MILES**  
1,310

**5 MILES**  
1,923

**10 MILES**  
3,139

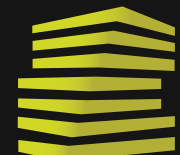
### MED HH INCOME



**3 MILES**  
\$45,056

**5 MILES**  
\$46,209

**10 MILES**  
\$46,986



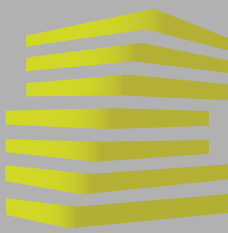
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## PHOTOS + DETAILS

TONY MOON

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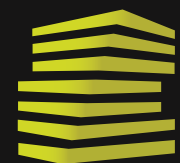
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- 30,000 SF FORMER GROCERY STORE AVAILABLE FOR LEASE
- JOIN DOLLAR TREE AND DOLLAR GENERAL
- MAJOR SHOPPING CENTER IN THE TRADE AREA WITH EXCELLENT VISIBILITY
- CENTER IS FOR SALE OR LEASE
- CALL BROKER FOR PRICING



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# HILLCREST PLAZA MARKET AERIAL

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