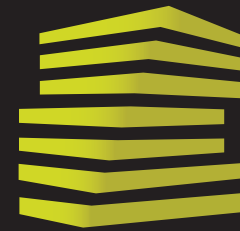


**PAD SITE
OPPORTUNITY
AVAILABLE**

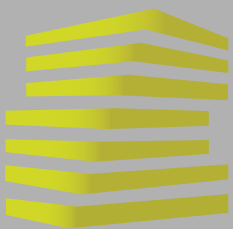


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commercial real estate

EIGHT POINTS RETAIL DEVELOPMENT

NEC HIGHWAY 67 & OAK GROVE ROAD

POPLAR BLUFF, MO



EIGHT POINTS RETAIL DEVELOPMENT

NEIGHBORHOOD VIBE

IAN SILBERMAN

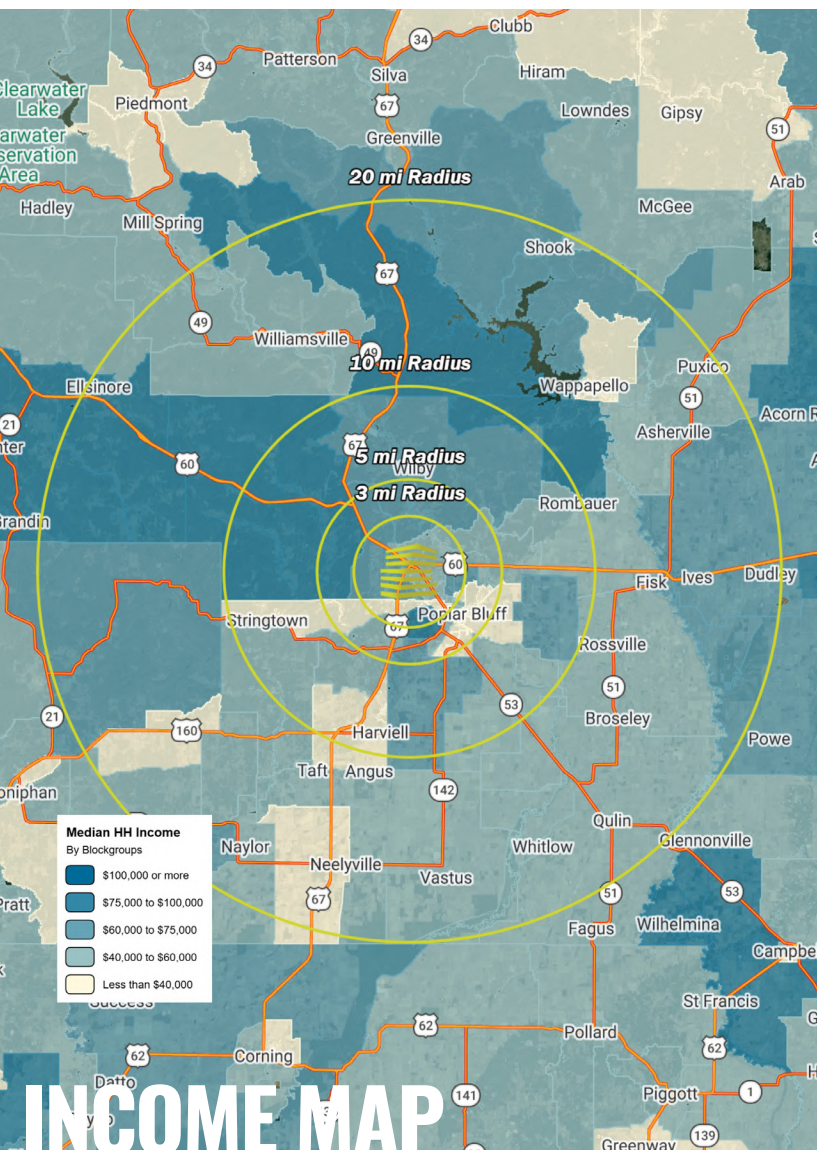
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TRADE AREA OVERVIEW

Poplar Bluff is a city in Butler County located in Southeast Missouri in the United States. It is the county seat of Butler County and is known as “The Gateway to the Ozarks” among other names. The Poplar Bluff MSA consists of all of Butler County. The city is at the crossroads of U.S. Route 60 and U.S. Route 67. Poplar Bluff is located along the Black River.

Poplar Bluff takes its name from a bluff that overlooks Black River. When first settled, the bluff was covered with tulip poplar trees. The Butler County Courthouse and the offices of the city’s Daily American Republic newspaper sit on this site. Poplar Bluff lies along a cliff separating the Ozark Foothills from the Mississippi embayment in Southeast Missouri. The foothills lie to the north and west and the embayment is to the south and east. The surrounding area is commonly known as the “Three Rivers” with many local organizations and businesses using the name. The three rivers—Current River, Black River, and St. Francis River - are 40 miles apart with Poplar Bluff located in the center on the Black River.

DEMOGRAPHICS

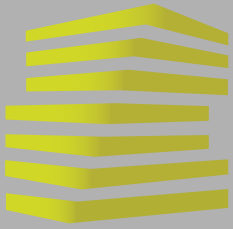
	3 mile	5 miles	10 miles	20 miles
POPULATION	14,296	25,975	35,267	52,306
HOUSEHOLDS	5,720	10,608	14,422	21,394
EMPLOYEES	8,904	17,856	18,567	20,220
MED HH INCOME	\$54,589	\$51,225	\$52,839	\$53,436

AREA RETAIL | RESTAURANTS



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EIGHT POINTS RETAIL DEVELOPMENT

ZOOM AERIAL

IAN SILBERMAN

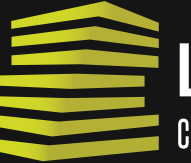
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EIGHT POINTS RETAIL DEVELOPMENT

SITE PLAN

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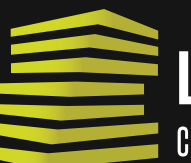
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AVAILABLE
2.3 AC +/-
ONE FINANCIAL PLACE

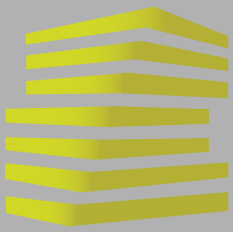


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EIGHT POINTS RETAIL DEVELOPMENT

SITE PLAN & DETAILS

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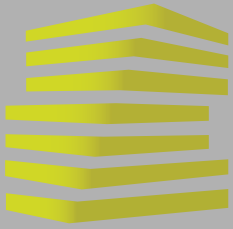


- RETAIL DEVELOPMENT ANCHORED BY MENARDS, ACADEMY SPORTS, ROSS DRESS FOR LESS, PETSMART, AND WALMART NEIGHBORHOOD MARKET
- LOCATED AT THE HEAVILY TRAVELED INTERSECTION OF OAK GROVE RD & HIGHWAY 67 AT THE ENTRANCE TO THE CITY OF POPLAR BLUFF
- SIGNALIZED ACCESS FROM OAK GROVE RD AND TREMENDOUS VISIBILITY FROM HIGHWAY 67
- DEVELOPMENT LIES ACROSS THE STREET FROM THE NEW POPLAR BLUFF REGIONAL MEDICAL CENTER (1,300+ EMPLOYEES)
- FOUR LANE EXPANSION OF HIGHWAY 67 FROM FESTUS/CRYSTAL CITY THROUGH POPLAR BLUFF



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EIGHT POINTS RETAIL DEVELOPMENT

MARKET AERIAL

IAN SILBERMAN

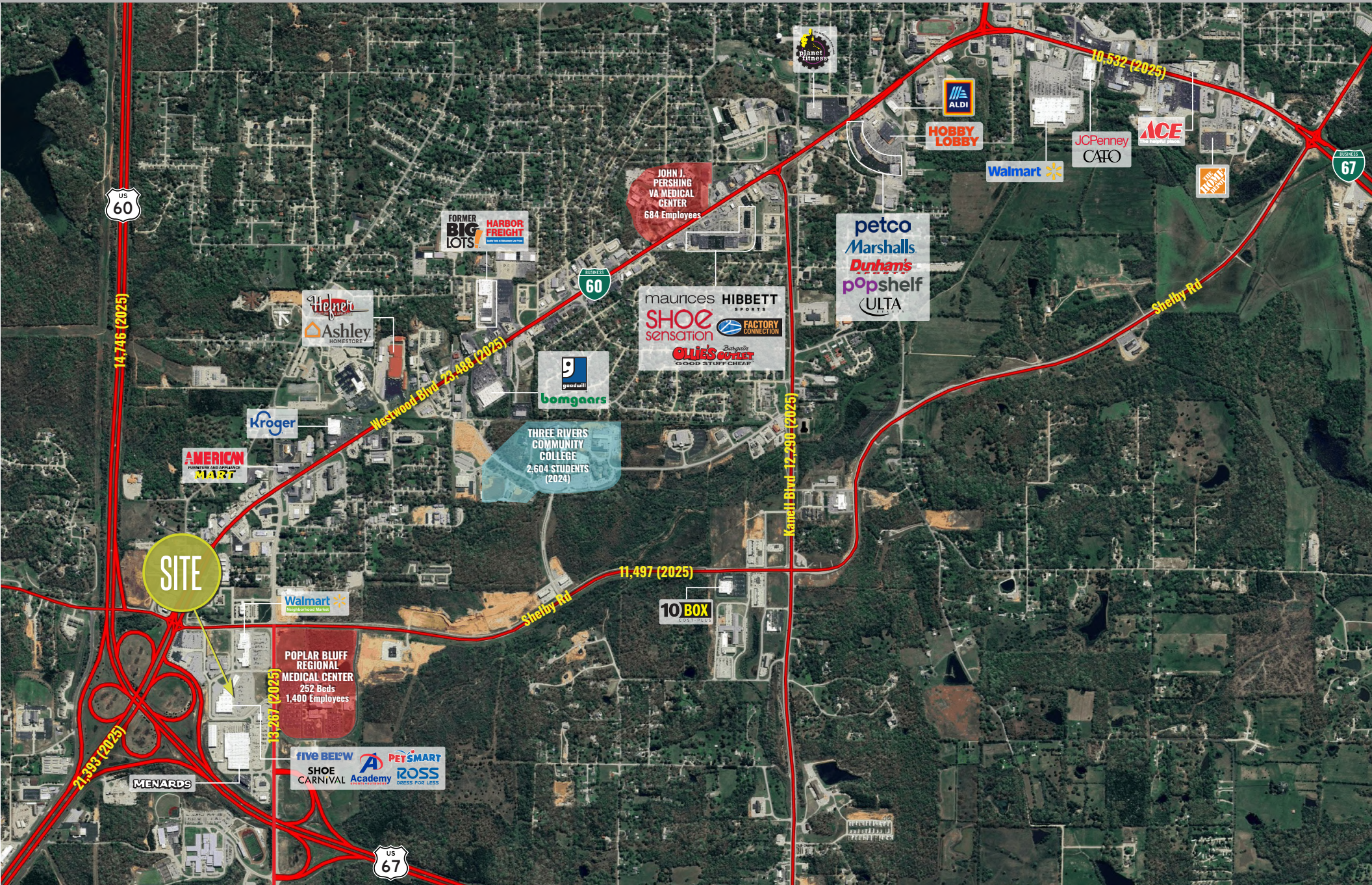
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SITE

POPULAR BLUFF REGIONAL MEDICAL CENTER
252 Beds
1,400 Employees

THREE RIVERS COMMUNITY COLLEGE
2,604 STUDENTS (2024)

JOHN J. PERSHING VA MEDICAL CENTER
684 Employees

FORMER BIG LOTS
HARBOR FREIGHT

maurices HIBBETT SPORTS
SHOE sensation
OLIVE'S OUTLET
GOOD STUFF CHEAP

petco
Marshalls
Dunham's
popshelf
ULTA

ALDI
HOBBY LOBBY

JCPenney
CAFO

ACE

THE HOME DEPOT

AMERICAN MART

Walmart Neighborhood Market

FIVE BELOW
SHOE CARNIVAL
PET SMART
Academy
ROSS
DRESS FOR LESS

10 BOX COST PLUS

MENARDS

US 67

US 60

BUSINESS 60

BUSINESS 67

14,746 (2025)

Westwood Blvd 23,486 (2025)

11,497 (2025)

Kamell Blvd 12,290 (2025)

10,532 (2025)

Shelby Rd

71,393 (2025)

13,267 (2025)