

0.60-4.52 ACRES
AVAILABLE

HIGHWAY 54

CAMDENTON, MO

omgaars

Pizza-Hut

DOLLAR TREE

usbank

PROPOSED GROCERY

US 54

SITE

Culver's

Wah Group

SUBWAY

AT&T

Elm Tree Ln

Lake Park

CAMDENTON HIGH SCHOOL
1,222 STUDENTS

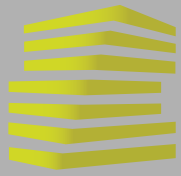
20' Fill Done

15' of More Fill
Until Completion

FOR SALE, LEASE, OR BUILD TO SUIT



LOCATION.
commercial real estate



HIGHWAY 54

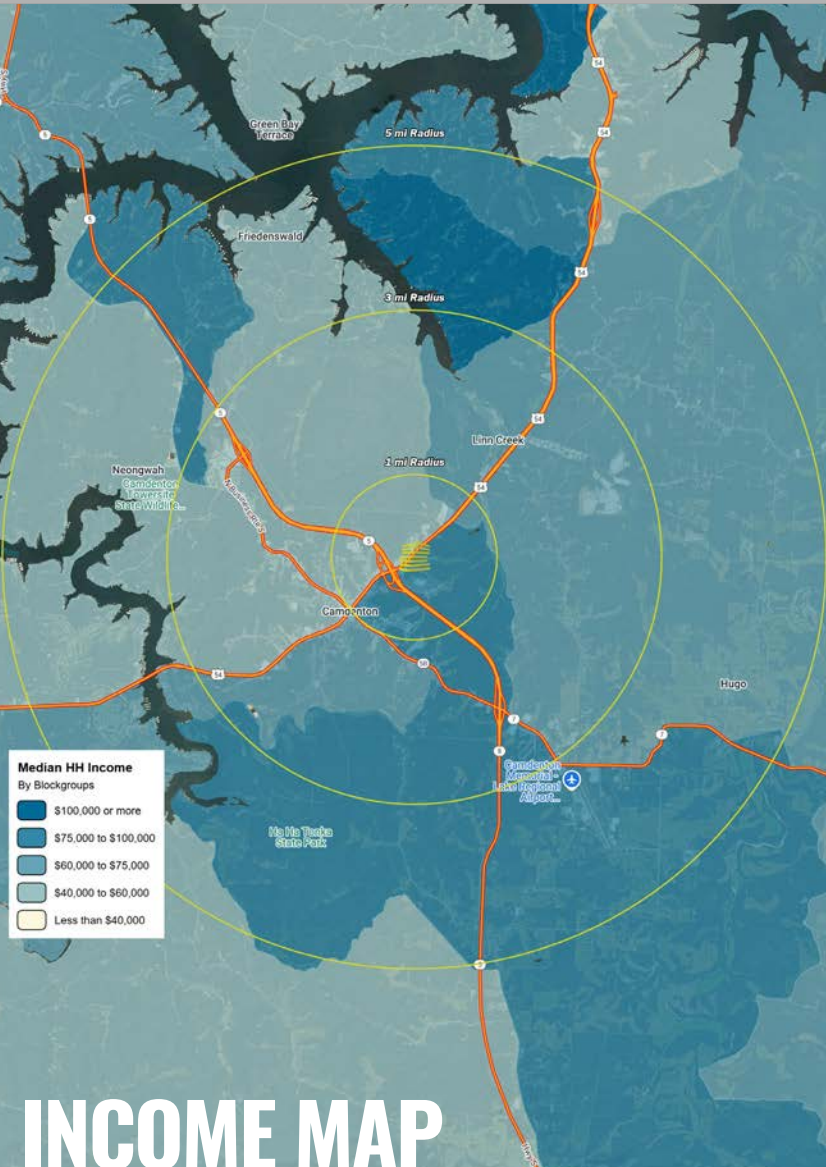
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

CAMDENTON IS A KEY COMMERCIAL AND GOVERNMENTAL HUB OF THE LAKE OF THE OZARKS REGION, LOCATED IN CAMDEN COUNTY ALONG US-54, APPROXIMATELY 35 MILES SOUTHWEST OF JEFFERSON CITY. SERVING AS THE COUNTY SEAT, CAMDENTON SUPPORTS A STRONG YEAR-ROUND POPULATION WHILE ALSO BENEFITING FROM SIGNIFICANT SEASONAL TOURISM DRIVEN BY LAKE OF THE OZARKS, ONE OF MISSOURI'S TOP TRAVEL DESTINATIONS.

THE LOCAL ECONOMY IS ANCHORED BY CAMDEN COUNTY GOVERNMENT OFFICES, LAKE REGIONAL HEALTH SYSTEM, AND THE CAMDENTON R-III SCHOOL DISTRICT, ALONG WITH A BROAD MIX OF RETAIL, HOSPITALITY, AND SERVICE-RELATED BUSINESSES. THE AREA EXPERIENCES A SUBSTANTIAL INFLUX OF VISITORS DURING PEAK TOURISM SEASONS, SIGNIFICANTLY INCREASING CONSUMER SPENDING AND TRADE AREA REACH.

CAMDENTON'S PRIMARY COMMERCIAL CORRIDORS ALONG US-54 FEATURE NATIONAL RETAILERS, GROCERY, DINING, LODGING, AND MARINE-RELATED BUSINESSES THAT SERVE BOTH RESIDENTS AND VISITORS. CONTINUED RESIDENTIAL DEVELOPMENT AND TOURISM-DRIVEN INVESTMENT HAVE STRENGTHENED DEMAND FOR RETAIL AND SERVICE USES THROUGHOUT THE MARKET.

WITH ITS CENTRAL LOCATION, STABLE EMPLOYMENT BASE, AND STRONG TOURISM INFLUENCE, CAMDENTON FUNCTIONS AS A REGIONAL TRADE CENTER WITHIN THE LAKE OF THE OZARKS, OFFERING CONSISTENT TRAFFIC, SEASONAL POPULATION GROWTH, AND LONG-TERM COMMERCIAL VIABILITY.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	921	4,635	11,606
HOUSEHOLDS	354	1,855	4,863
EMPLOYEES	607	2,776	3,244
MED HH INCOME	\$53,453	\$59,352	\$66,833

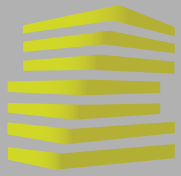
AREA RETAIL | RESTAURANTS

Walmart **bomgears**

DOLLAR TREE

Culver's **SUBWAY**

usbank



HIGHWAY 54

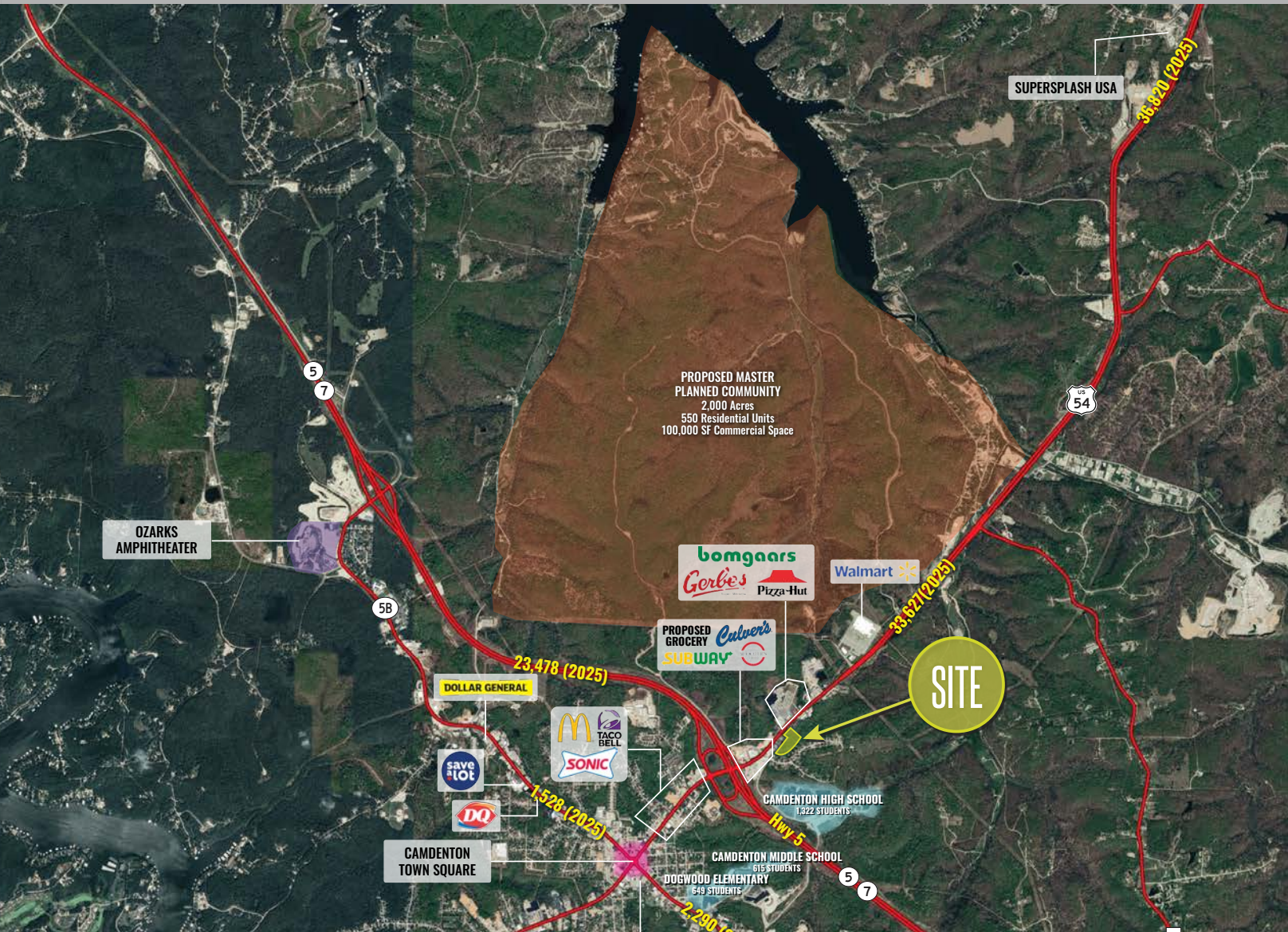
MARKET AERIAL

MIKE PETTIT

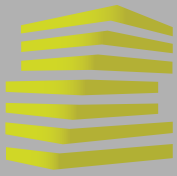
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- **0.60-4.52 AC AVAILABLE FOR SALE, GROUND LEASE, OR BUILD TO SUIT**
- **GREAT VISIBILITY TO 33,627 VPD ON HWY 54**
- **CAMDENTON HIGH SCHOOL STUDENT COUNT: 1,322**
- **CONTACT BROKER FOR PRICING**



HIGHWAY 54

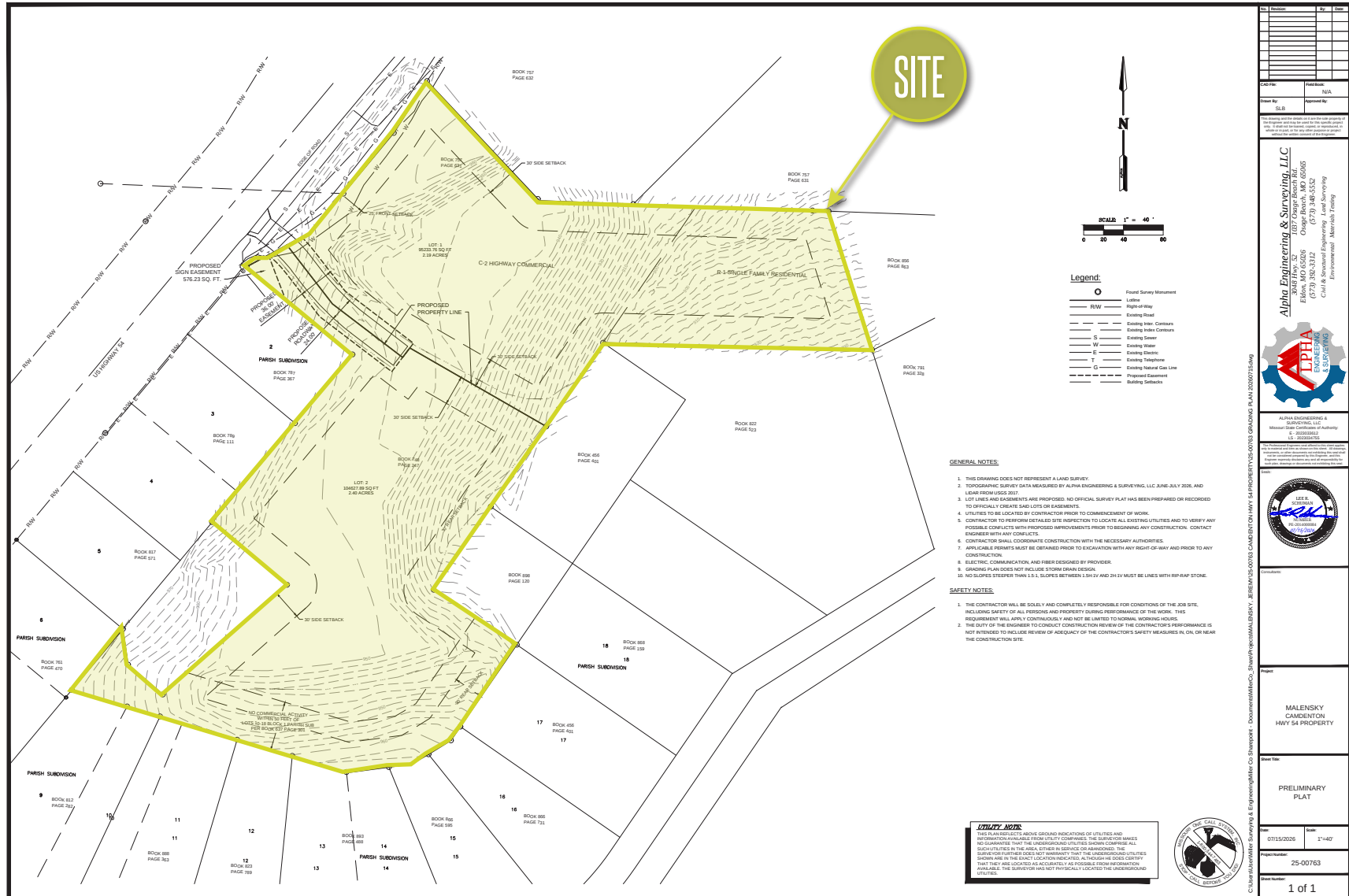
SITE PLAN

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