

BEDFORD CENTER

HWY 100 + LEWIS & CLARK DR

WASHINGTON, MO

SITE

MERCY HOSPITAL
WASHINGTON

WASHINGTON
HIGH SCHOOL

WASHINGTON
MIDDLE SCHOOL

Jefferson St 7,402 (2025)

100

20,725 (2025)

100

25,989 (2025)

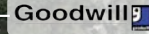
11,990 (2025)

19,605 (2025)

47

11,280 (2025)

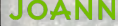
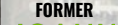
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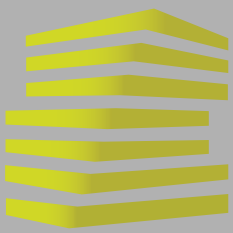
five BELOW
maurices
DOLLAR TREE
CATO



FAMOUS
footwear
Michaels



LOCATION.
commercial real estate



BEDFORD CENTER

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Washington, Missouri is located approximately 50 miles west of downtown St. Louis, Missouri. It sits at the junction of state highways 100 and 47 with one of the few bridges over the Missouri River. It is an hour's drive from downtown St. Louis via Interstate 44 or 70, and even less from suburban St. Louis County.

Washington was one of the first American cities west of the Mississippi River. Washington is located on the Missouri River at the point where the River reaches its most Southern point. While not officially founded until May 29, 1839, there were settlers living at this location when Lewis and Clark started their trip to the west in 1804.

Today, Washington is a thriving city with a growing population. A center for shopping and medical services, including Mercy Hospital - Washington, for the surrounding area, it is a wonderful city of parks, churches, public and parochial schools, commerce, and industry. Washington is the largest community between St. Louis County and Jefferson City. Washington serves as the retail hub and industrial development leader of the County.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	4,303	18,699	23,755
HOUSEHOLDS	1,801	7,918	9,874
EMPLOYEES	2,998	8,610	9,788
MED HH INCOME	\$92,098	\$86,145	\$89,508

AREA RETAIL | RESTAURANTS

SUBWAY

SMOOTHIE KING

LOWE'S

Walgreens

Michaels

ACE
The helpful place.

LION'S CHOICE

Schnucks

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