

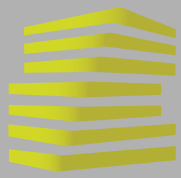
WEST PLAZA SHOPPING CENTER FOR LEASE

500 W JACKSON ST

MEXICO, MO



LOCATION.
commercial real estate



WEST PLAZA SHOPPING CENTER

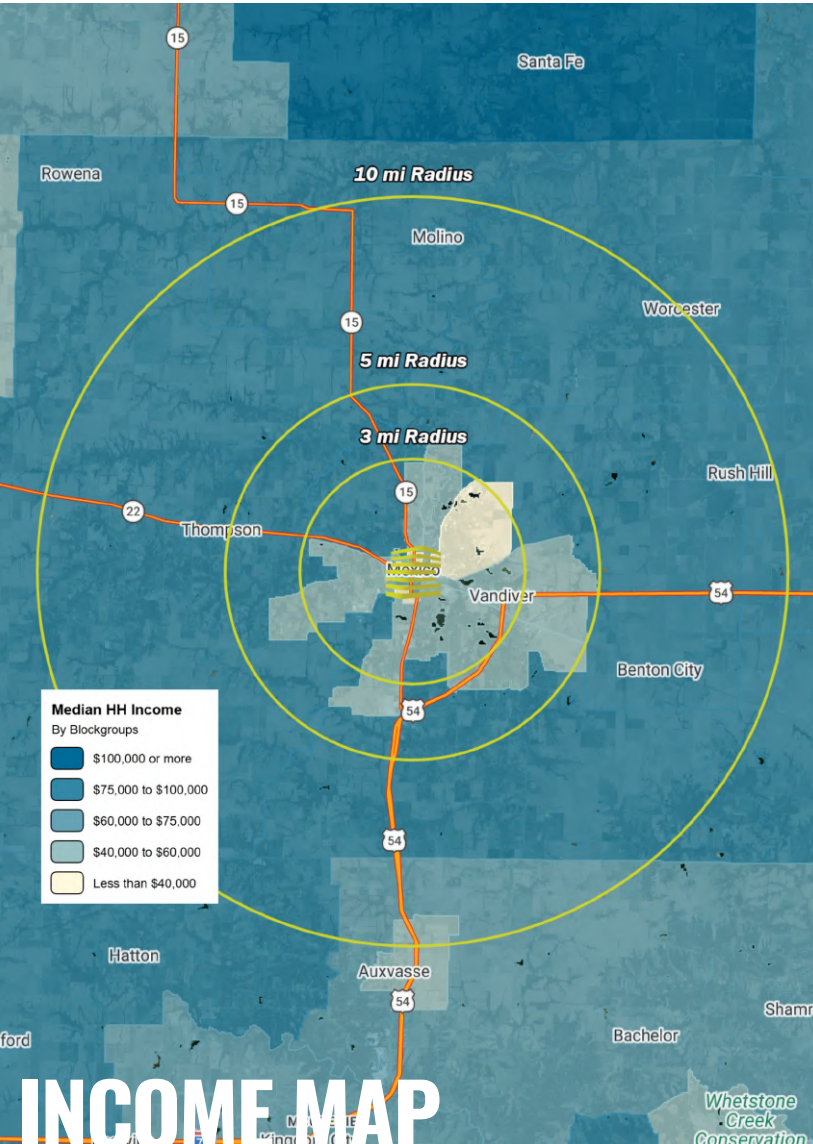
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

MEXICO IS THE COUNTY SEAT OF AUDRAIN COUNTY IN CENTRAL MISSOURI, POSITIONED AS A STRATEGIC HUB LINKING COLUMBIA, MOBERLY, AND THE MISSISSIPPI RIVER COUNTIES. US 54 SERVES THE COMMUNITY FROM INTERSTATE 70 WITH ROUTE 22 AND ROUTE 15 ALSO INTERSECTING THE MARKET. MANUFACTURING, HEALTHCARE, EDUCATION, AND REGIONAL RETAIL DEFINE THE MODERN ECONOMY, ANCHORED BY DOWNTOWN REVITALIZATION EFFORTS.

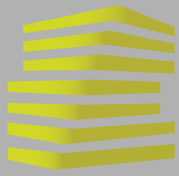
RETAIL ACCOUNTS FOR THE LARGEST SHARE OF CRE FOR LEASE OPPORTUNITIES, FOLLOWED BY OFFICE SPACE, WITH THE MARKET SUPPORTING DISCOUNT STORES, DEPARTMENT STORES, AND SPECIALTY RETAIL. STRONG WORKFORCE AVAILABILITY AND COMMUNITY BUSINESS SUPPORT POSITION MEXICO AS A STABLE MARKET FOR COMMERCIAL SITE OPPORTUNITIES.

DEMOGRAPHICS

	3 mile	5 mile	10 mile
POPULATION	11,897	13,625	16,775
HOUSEHOLDS	5,127	5,840	7,093
EMPLOYEES	4,229	4,902	5,030
MED HH INCOME	\$60,648	\$62,620	\$66,595

AREA RETAIL | RESTAURANTS





WEST PLAZA SHOPPING CENTER

SITES & DETAILS

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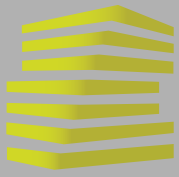
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- PREMIER RETAIL DESTINATION IN MEXICO, MO
- STRONG NATIONAL CO-TENANCY
- JOIN TENANTS SUCH AS ACE HARDWARE, CARQUEST, DOLLAR GENERAL, AND HARDEE'S
- VISIBLE TO 10,145 VPD ON S MULBROW AND 9,622 VPD ON W MONROE ST

Suite	Tenant	SF
500A	AVAILABLE	28,644
500B	H&R BLOCK	3,394
510	LENDNATION	2,500
520	AVAILABLE	3,000
531	CARQUEST	23,100
540	AVAILABLE	4,500
600	DOLLAR GENERAL	10,000
610	SUBWAY	2,125
620	CLEEK'S	5,935
640	HERBALIFE	1,200
700	ACE	20,343
707	HARDEE'S	4,698
721	IRON KINGDOM	4,000
OUTPARCEL	AVAILABLE	±1.42 AC



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PHOTOS

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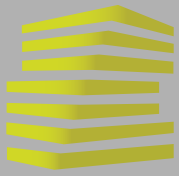
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MARKET AERIAL

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