LOCATION.
commercial real estate
360° VIRTUAL TOUR
TOOLROOM
Lakeside
Jahabow
100 EMPLOYEES
19
2,632 (2025)
SITE
Mercy
6,061 (2025)
1.1 M
ANNUAL VISITS
Walmart
28
8,902 (2025)
WINTER PARK
AND RECREATION
8,000 SF FREESTANDING
RETAIL BUILDING SITTING ON
1.41 ACRES ACROSS FROM
WALMART SUPERCENTER
440 HIGHWAY 28
OWENSVILLE, MO

440 HIGHWAY 28

NEIGHBORHOOD VIBE

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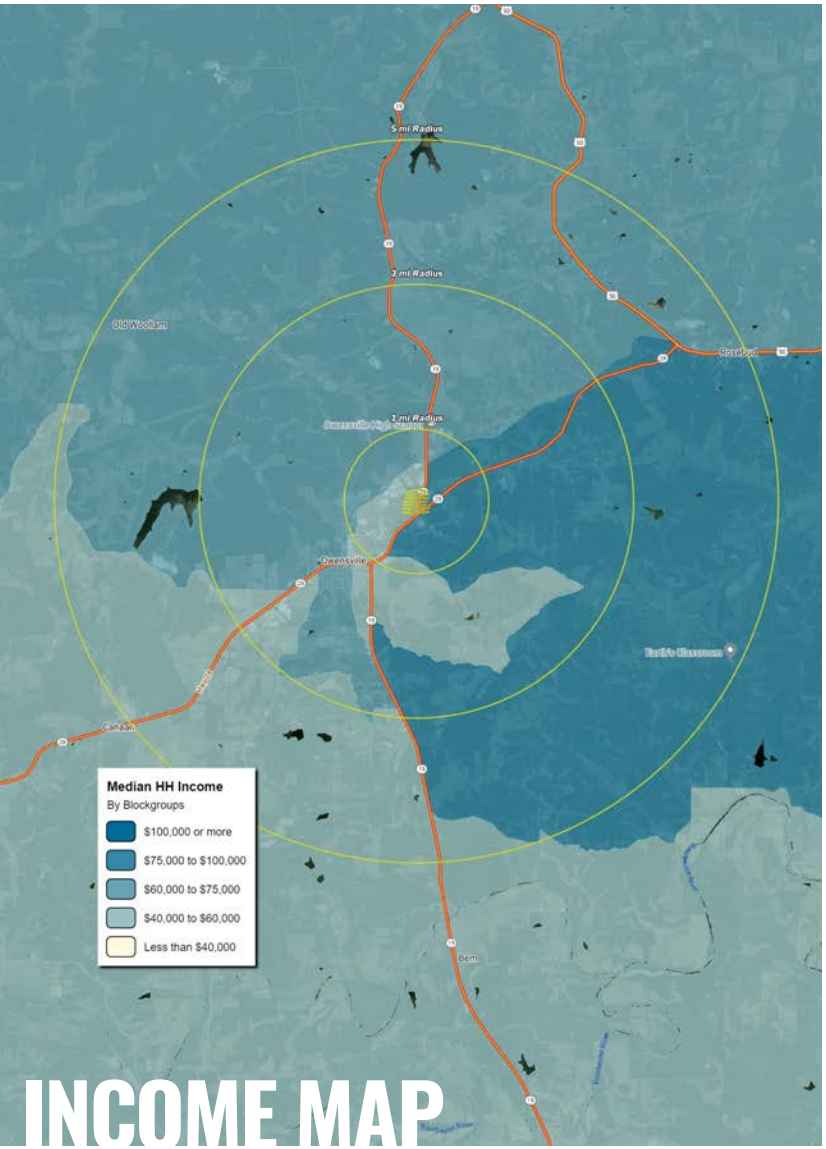

INCOME MAP

TRADE AREA OVERVIEW

Owensville is a charming city located in Gasconade County in east central Missouri, nestled amidst picturesque rolling hills and verdant landscapes. Owensville is the business hub for several small towns that surround Owensville. The City is approximately 70.8 miles southwest of St. Louis, 55.5 miles southeast of Jefferson City, and 22.3 miles north of Cuba (I-44). With a population of around 2,500 residents, it maintains a cozy small-town atmosphere while offering various amenities and attractions for locals and visitors alike.

Originally settled in the early 19th century, Owensville boasts a rich history reflected in its well-preserved historic downtown area, featuring quaint storefronts, historic buildings, and architectural gems. The town exudes a sense of nostalgia and character, making it a delightful destination for history enthusiasts and anyone seeking a glimpse into Missouri's past.

In addition to its historical charm, Owensville offers recreational opportunities and hosts various community events and festivals throughout the year. From festive celebrations to cultural gatherings, these events contribute to the vibrant social fabric of the community.

DEMOGRAPHICS

	1 mile	*3 miles*	*5 miles*
POPULATION	2,672	4,223	5,329
HOUSEHOLDS	1,116	1,751	2,183
EMPLOYEES	963	2,026	2,084
MED HH INCOME	$56,534	$60,546	$62,057

AREA RETAIL | RESTAURANTS

Walmart
McDonald's
TACO BELL
SUBWAY
CASHSAVER COST PLUS FOOD STORE
Casey's
DOLLAR GENERAL
TSC TRACTOR SUPPLY CO

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SITE PLAN + DETAILS

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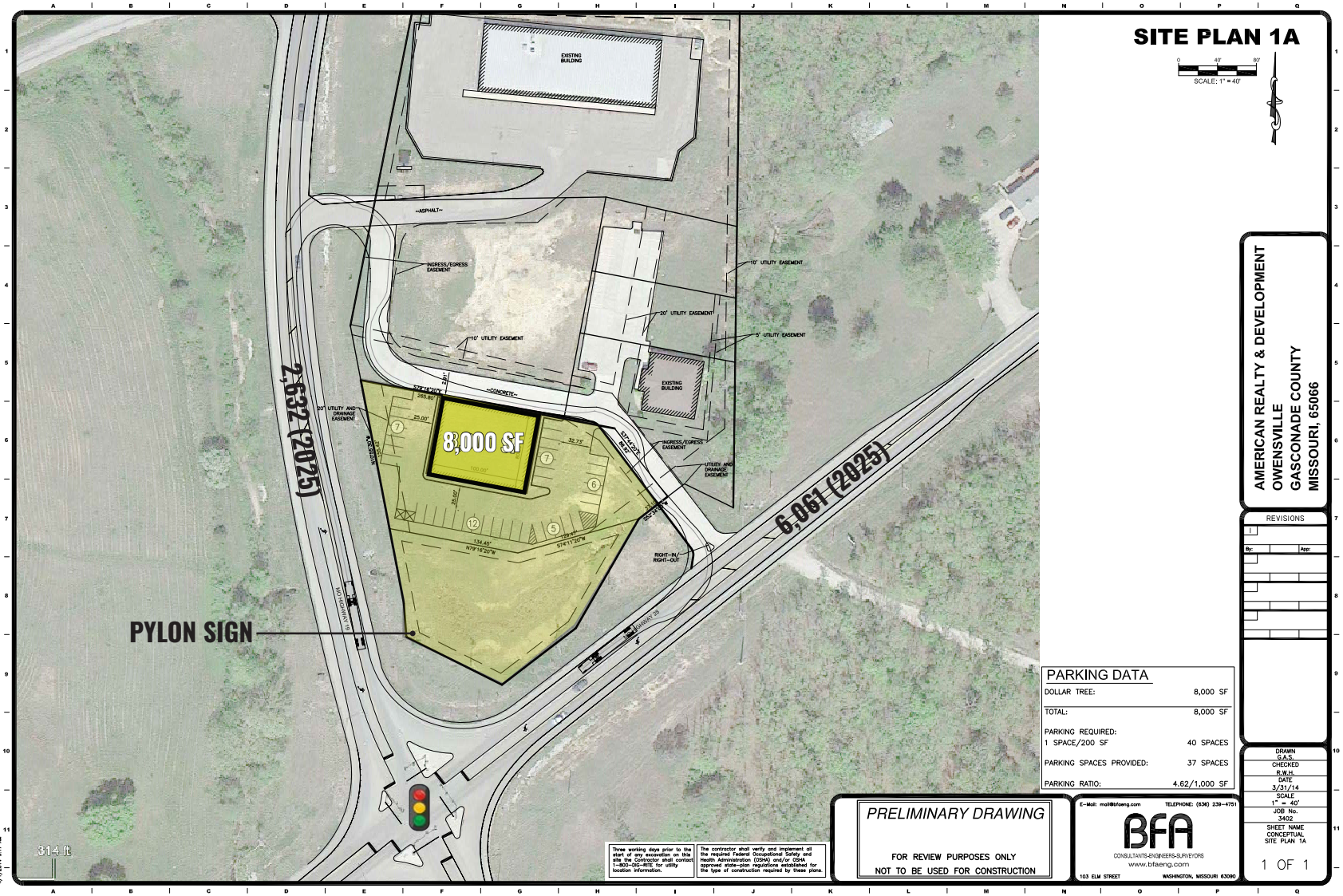

- FOR SALE OR LEASE
- LARGE PYLON SIGN
- BUILT IN 2016
- 8,000 SF FREESTANDING RETAIL BUILDING ON 1.41 ACRES ACROSS FROM WALMART SUPERCENTER (913.7K ANNUAL VISITS)
- LOCATED AT THE SIGNALIZED INTERSECTION OF HIGHWAYS MO-28 AND MO-19 IN OWENSVILLE, MO
- EXCELLENT VISIBILITY TO 8,398 VEHICLES PER DAY
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL

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FLOOR PLAN + ELEVATIONS

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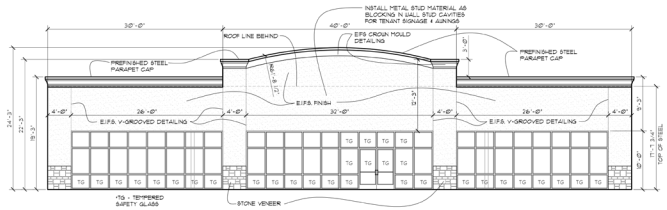
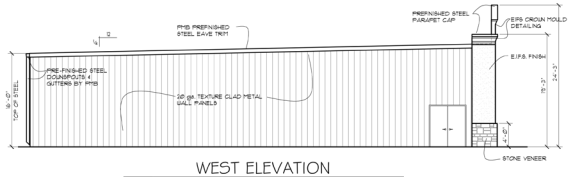
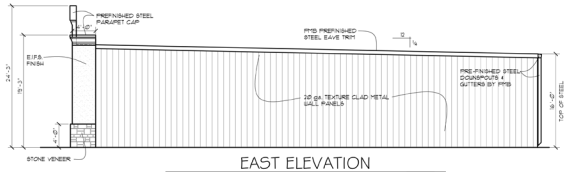


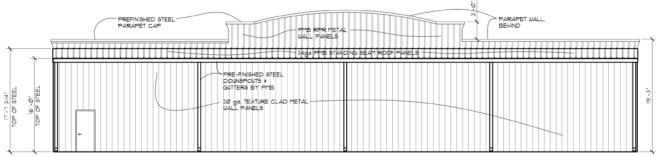
SOUTH ELEVATION
1/8" = 1'-0"



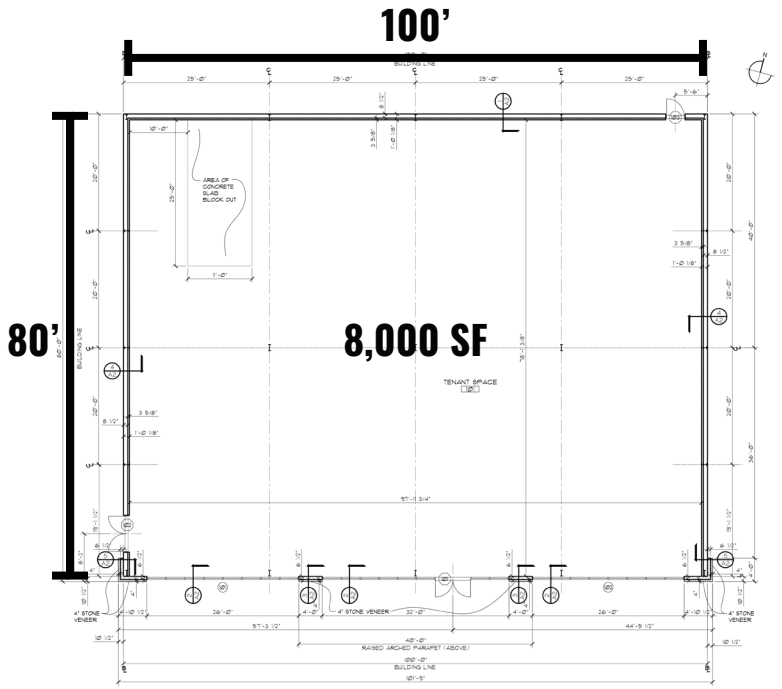
WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



FLOOR PLAN
1/8" = 1'-0"

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PHOTOS

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MARKET AERIAL

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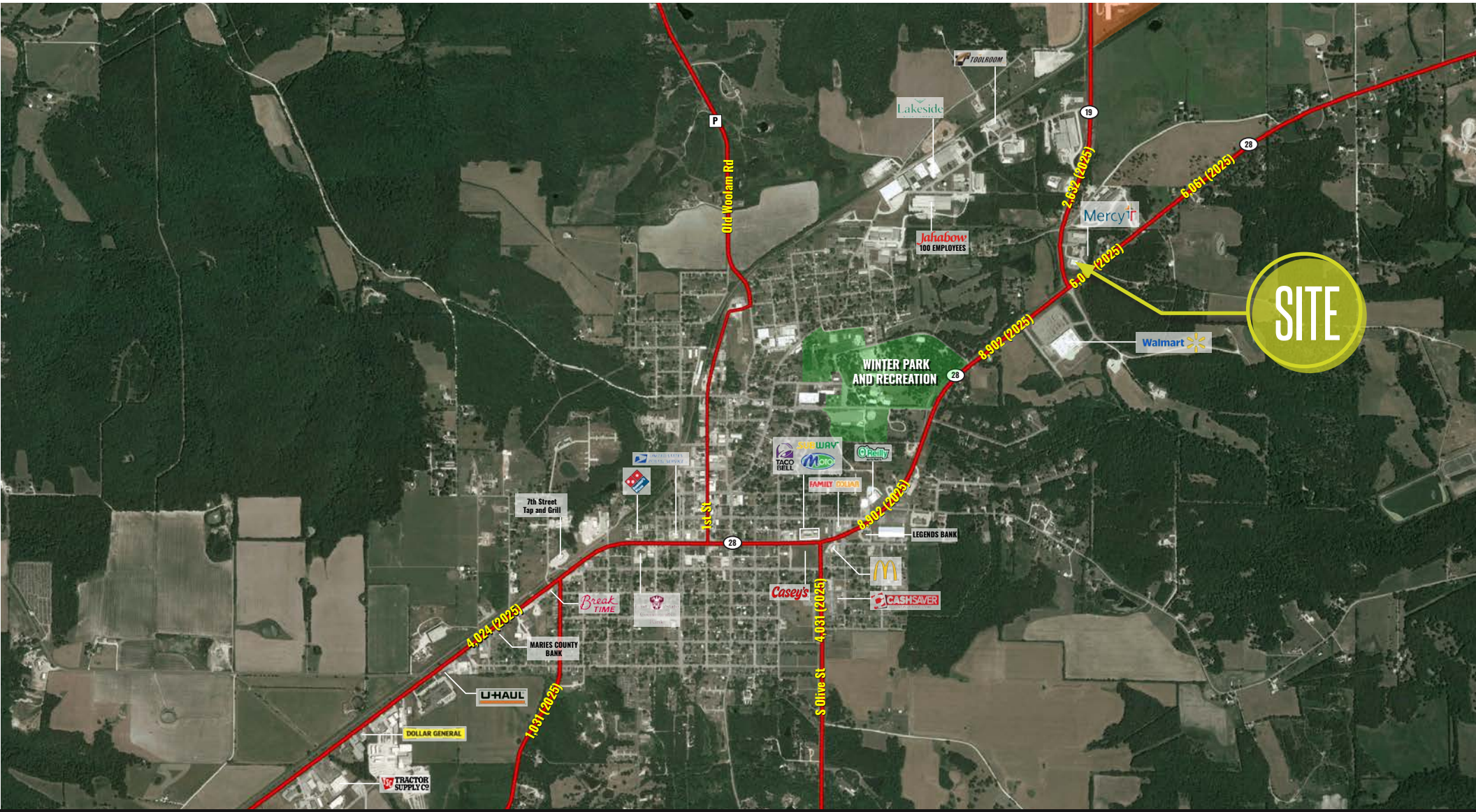

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