

UP TO 4,550 SF AVAILABLE

MARSHFIELD, MO

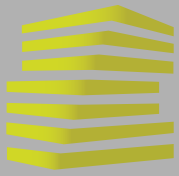
14626 HWY 38

1,400 SF



4,550 SF





14626 HWY 38

NEIGHBORHOOD VIBE

TONY MOON

MIKE PETTIT

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TRADE AREA OVERVIEW

MARSHFIELD IS A GROWING COMMUNITY LOCATED IN WEBSTER COUNTY, APPROXIMATELY 20 MILES NORTHEAST OF SPRINGFIELD ALONG I-44. AS THE COUNTY SEAT, MARSHFIELD SERVES AS A CENTRAL HUB FOR GOVERNMENT, EDUCATION, RETAIL, AND SERVICES IN THE SURROUNDING RURAL AREA. ITS LOCATION ALONG THE INTERSTATE PROVIDES EXCELLENT REGIONAL CONNECTIVITY WHILE MAINTAINING THE CHARM AND CHARACTER OF A SMALL OZARKS TOWN.

THE CITY'S ECONOMY IS SUPPORTED BY A MIX OF LOCAL GOVERNMENT, HEALTHCARE, EDUCATION, MANUFACTURING, AND AGRICULTURE-RELATED BUSINESSES. MAJOR EMPLOYERS INCLUDE MARSHFIELD R-1 SCHOOL DISTRICT, WEBSTER COUNTY GOVERNMENT OFFICES, AND SEVERAL REGIONAL MANUFACTURING AND SERVICE COMPANIES. PROXIMITY TO SPRINGFIELD ALSO EXPANDS EMPLOYMENT AND COMMERCIAL OPPORTUNITIES FOR RESIDENTS.

MARSHFIELD OFFERS A RANGE OF AMENITIES INCLUDING NUMEROUS PARKS, COMMUNITY FACILITIES, AND A WALKABLE DOWNTOWN WITH SHOPS, RESTAURANTS, AND HISTORIC ARCHITECTURE. RECREATIONAL HIGHLIGHTS INCLUDE ROTARY PARK, HIDDEN WATERS NATURE PARK, AND THE NEARBY NIANGUA RIVER. THE CITY ALSO HOSTS THE ANNUAL CHERRY BLOSSOM FESTIVAL, A WELL-KNOWN EVENT THAT DRAWS VISITORS FROM ACROSS THE STATE.

WITH STEADY POPULATION GROWTH, STRONG COMMUNITY PRIDE, AND A STRATEGIC LOCATION ALONG I-44, MARSHFIELD PROVIDES A STABLE AND ACCESSIBLE TRADE AREA FOR RETAIL, SERVICE, AND LIGHT INDUSTRIAL DEVELOPMENT.

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|----------------------|----------|----------|----------|
| POPULATION | 1,200 | 9,528 | 13,222 |
| HOUSEHOLDS | 462 | 3,739 | 5,143 |
| EMPLOYEES | 1,266 | 3,061 | 3,223 |
| MED HH INCOME | \$74,330 | \$71,642 | \$75,507 |

AREA RETAIL | RESTAURANTS

Walmart * **bomgaars** **DOLLAR TREE**

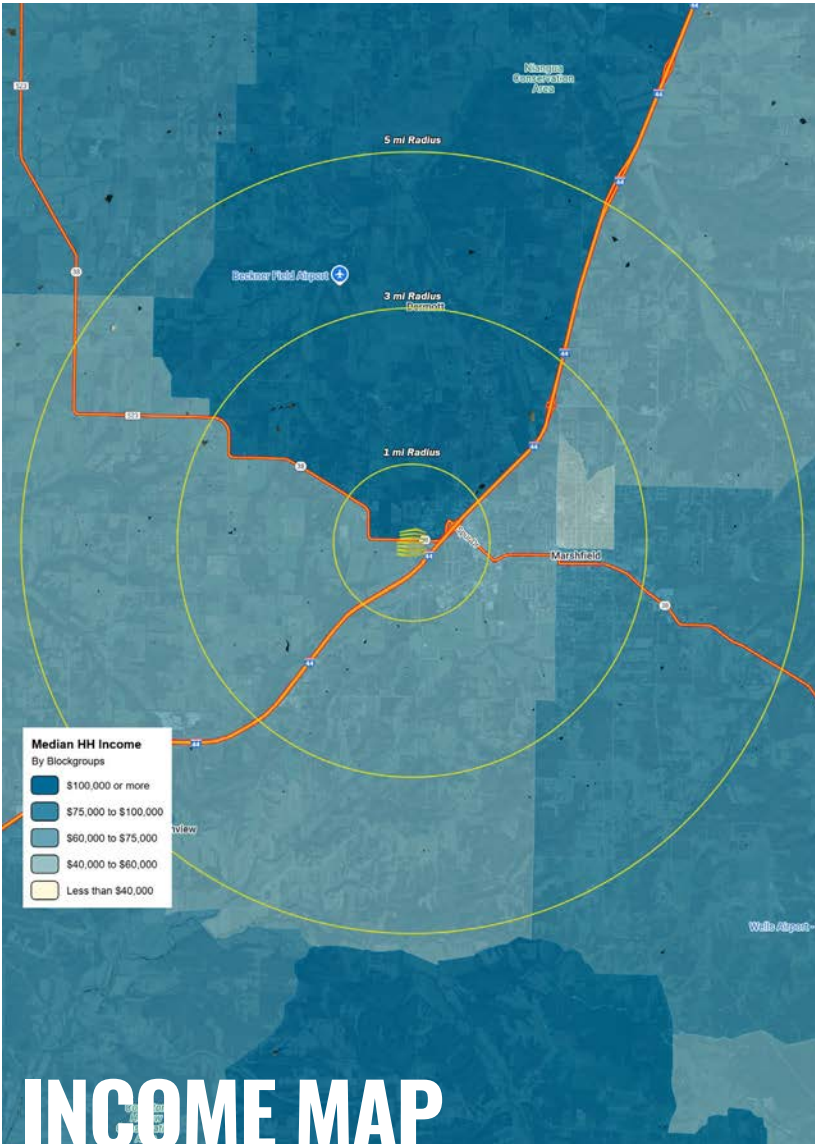
ACE
The helpful place.

DOLLAR GENERAL

McDonald's

Little Caesars

TACO BELL



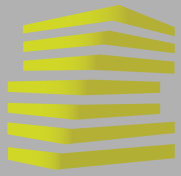
INCOME MAP

LOCATION.
commercial real estate

f @ in REALTY RESOURCES MEMBER

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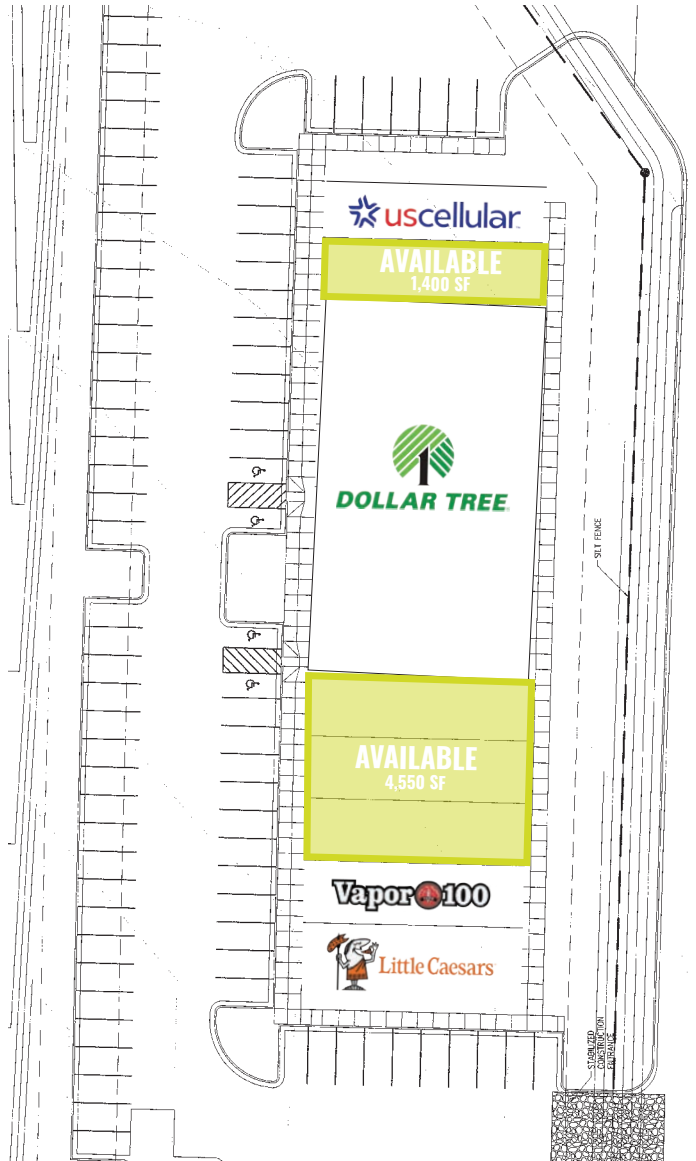
SITE PLAN & DETAILS

TONY MOON

MIKE PETTIT

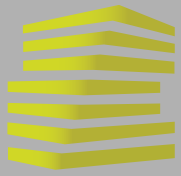
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| TENANT ROSTER | SUITE | SF |
|----------------|-----------|----------|
| U.S. CELLULAR | SUITE 113 | 1,400 SF |
| VACANT | SUITE 112 | 1,400 SF |
| DOLLAR TREE | SUITE 109 | 8,000 SF |
| VACANT | SUITE 104 | 4,550 SF |
| LITTLE CEASARS | SUITE 101 | 1,345 SF |
| VAPOR 100 | SUITE 102 | 1,505 SF |

- WALMART ANCHORED OUTPARCEL RETAIL CENTER
- LARGE PYLON SIGN
- WALMART: 1.9 MILLION ANNUAL VISITS (PER PLACER.AI)
- VISIBILITY TO OVER 42,000 VPD ON I-44
- CONTACT BROKER FOR ADDITIONAL INFORMATION



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ZOOM AERIAL

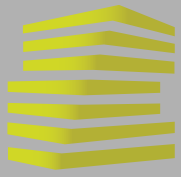
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MARKET AERIAL

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