

SOUTHTOWN SHOPPING CENTER

CHILLICOTHE, MO

FOR SALE

SOUTHTOWN
SHOPPING
C·E·N·T·E·R

NAPA AUTO PARTS

Gates HYDRAULICS Milwaukee

BETTER WAY, LLC ADVANCE AMERICA CASH ADVANCE

The Grand FLORAL & GIFTS Chillicothe Family PHARMACY

DOLLAR TREE maurices



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ARMY
CAREER CENTER

Smart Fix LLC
ELECTRONICS REPAIR

DDM
REAL EST

THE OFFERING

The Southtown Shopping Center is a retail destination in Chillicothe, MO, offering a variety of stores and services for local residents and visitors. Located at S. Washington St, Chillicothe, MO 64601, this one-stop shopping experience is the core of the city's commercial corridor. It represents a strategic asset due to its stable tenancy, including NAPA Auto Parts and Dollar Tree, and its high-traffic location, which generates an estimated 12,000 to 14,000 VPD on South Washington Street. The center benefits from proximity to major anchor stores like Walmart, Lowe's, and Hy-Vee, and the local market's competitive retail rents make it an attractive, value-oriented investment opportunity.



PROPERTY DETAILS

Address	Washington Ave, Chillicothe MO, 646011
Size	39,504 SF
Parking	144 Spaces (3 Handicap)
Zoning	C-3, Highway Business Zone
Year Built / Renovated	1965 / 2025
Occupancy	100%
In-Place NOI	\$276,701
Cap Rate	8.65%
Price	\$3,200,000



Location and Customer Traffic

High recurring traffic is driven by its function as the main shopping hub for Livingston County and surrounding areas.

Area Co-tenants

Co-tenants in the immediate area include Ace Hardware, Hy-Vee Grocery, Walmart Supercenter, Lowe's Home Improvement, Verizon, T-Mobile, AT&T, Dairy Queen, McDonald's, Taco Bell and Burger King.

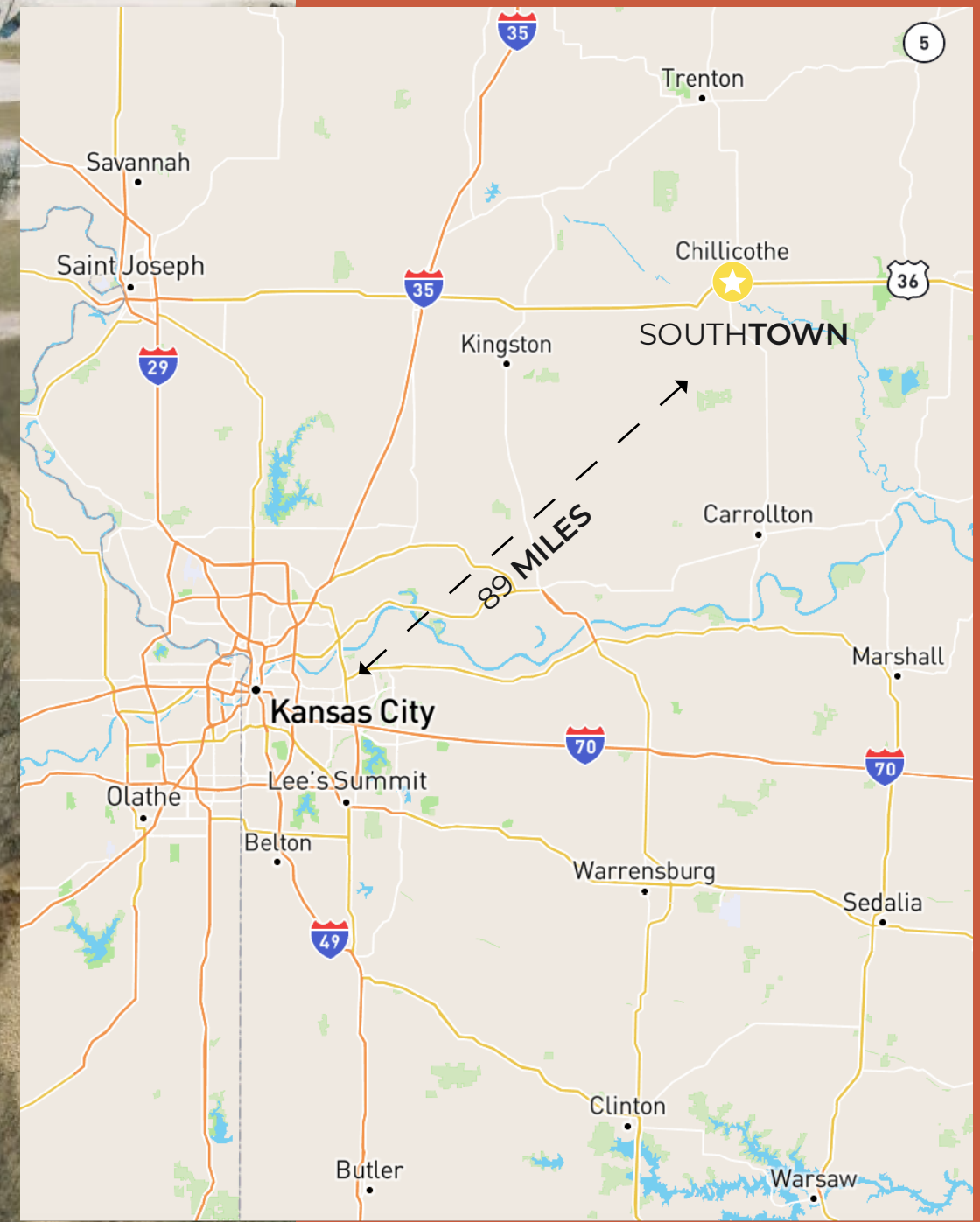
Steady Household Income

Chillocothe's median household income (approx. \$67,000) supports a stable, value oriented customer base for essential retail services.

Retail Activity and Tenant Stability Center benefits from the long-term, stable presence of major national brands like NAPA, Dollar Tree and Maurices.

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SITE HIGHLIGHTS



AERIALMAP

300K+

visits annually to Southtown Shopping Center

Strategic Location in the heart of Livingston Counties seat

TWO

Southtown is located near the junction of highways 36 & 65. The counties 2 busiest highways.



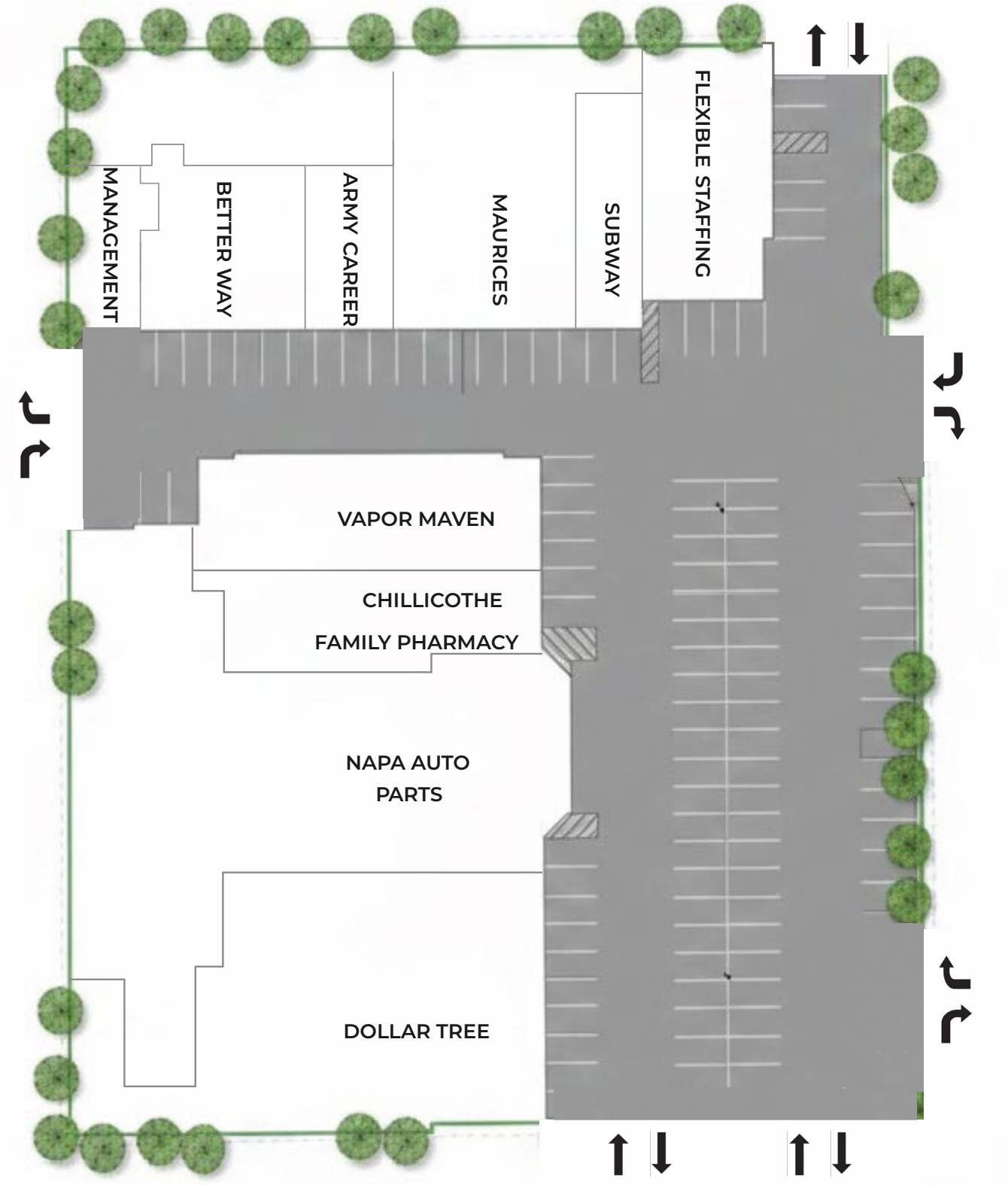
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 POPULATION	2,620	8,437	10,635
2031 POPULATION	2,609	2,414	10,616
HOUSEHOLDS			
2026 HOUSEHOLDS	1,081	3,578	4,028
2031 HOUSEHOLDS	1,077	13,562	4,011
HOUSEHOLD INCOME			
2026 HOUSEHOLD INCOME	\$67,575	\$77,304	\$80,017
2031 HOUSEHOLD INCOME	\$72,741	\$83,189	\$86,363
SOUTHTOWN			

DEMOGRAPHICS



TENANTSUITES

TENANT	ADDRESS	SF
DOLLAR TREE	510	7,752 SF
NAPA AUTO PARTS	506	12,390 SF
CHILICOTHE FAMILY PHARMACY	504	2,774 SF
VAPOR MAVEN	500	2,824 SF
SUBWAY	416	1,573 SF
MAURICES	412	6,572 SF
ARMY CAREER CENTER	410	793 SF
MANAGEMENT	404	920 SF
BETTER WAY IN-HOME CARE	408	1,540 SF
FLEXIBLE STAFFING	402	2,366 SF
		39,504 TOTAL SF



SITE PLAN

WHY CHILLCOTHE

Chillicothe, Missouri, often called the “Home of Sliced Bread” for its historical innovation, serves as a vital regional hub in North Central Missouri, thanks to its strategic location at the junction of U.S. Highways 36 and 65. The local economy is diversified, relying on advanced manufacturing (like facilities for electrical equipment) and a strong presence in agriculture, serving as a critical market for the surrounding farming communities. This stability supports a historic downtown area and robust local retail. Chillicothe enhances its quality of life by prioritizing education and healthcare, and it maintains a strong sense of community while offering the amenities and infrastructure needed to support continued local business development and attract residents seeking a balanced lifestyle.



TOP

Industries are manufacturing (air filters, gloves, tool & die, Pepsi Co distribution) and health-care (Hedrick Medical Center (St Lukes) in Chillicothe).

18%

Cost of living is 18% lower than national average
Niche

NOTABLE EMPLOYERS

Donaldson Company, Hedrick Medical Center, Midwest Quality Glove & Gear, Roberts Tool & Die, Dickerson Tool & Die, Morton Buildings, USDA Service Center, Social Security Administration, and Kabota.

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CHILLICOTHE, MO

FOR SALE

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