



# FORMER ECONOMY LUMBER SITE

NE Corner of US-50 & Maguire Street | Warrensburg, MO 64093



## SPACE AVAILABLE

+ - 30 Acres

## RATES | NNN & PRICE

Call for pricing

## SITE INFO

Easy access on and off US-50

Located in close proximity to Walmart, Lowes and other regional retail chains

## TRAFFIC COUNTS

N. Maguire St - 18,840 AADT

Highway 50 - 15,816 AADT

Source: Sites USA

## DEMOGRAPHICS (based on 2019 data)

Variable	Community Population	RTA
2019 Population	19,675	69,978
Average HH Income	\$56,395	\$64,834
Median Age	24.90	32.40

\* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

## CONTACT

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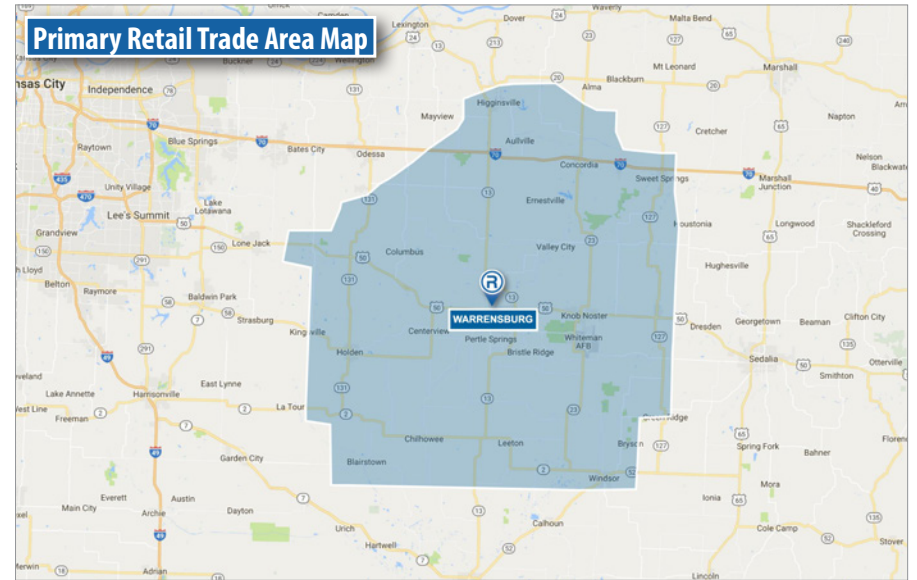
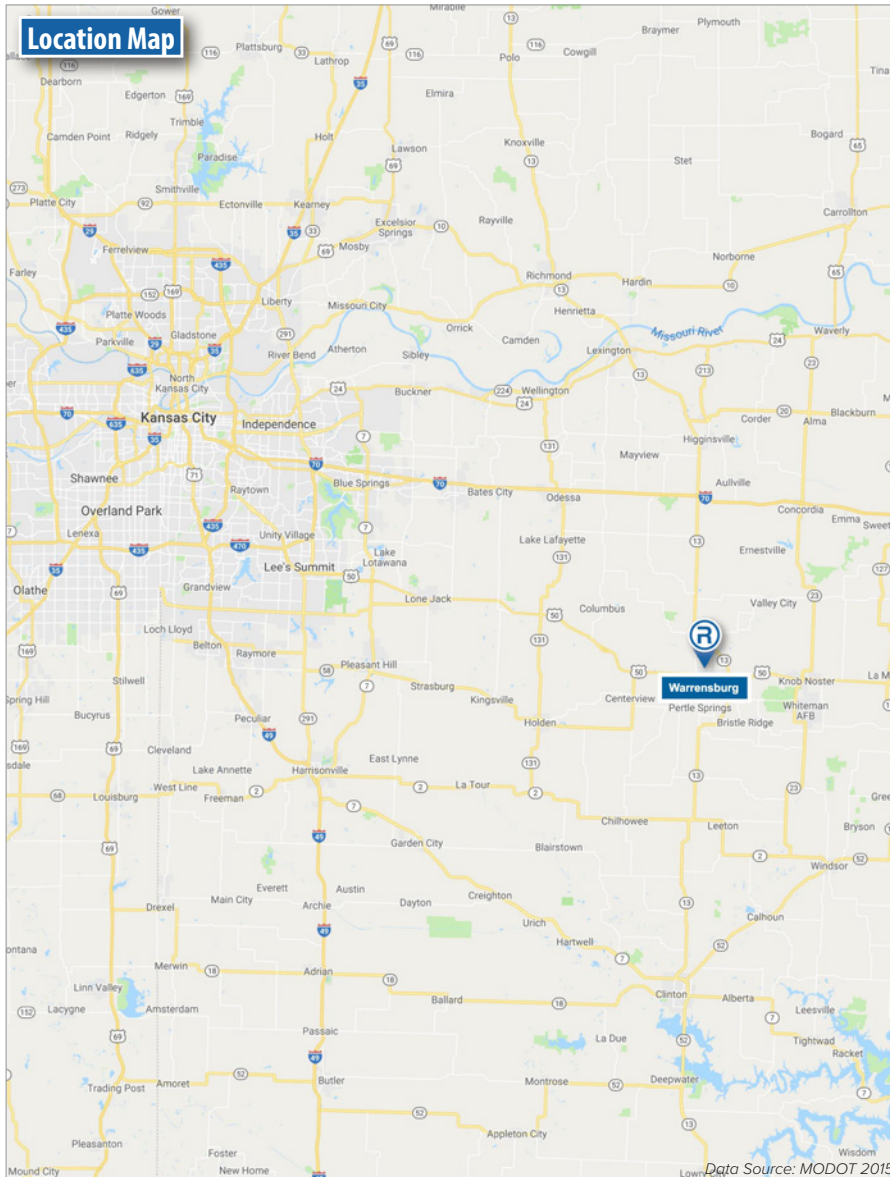
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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