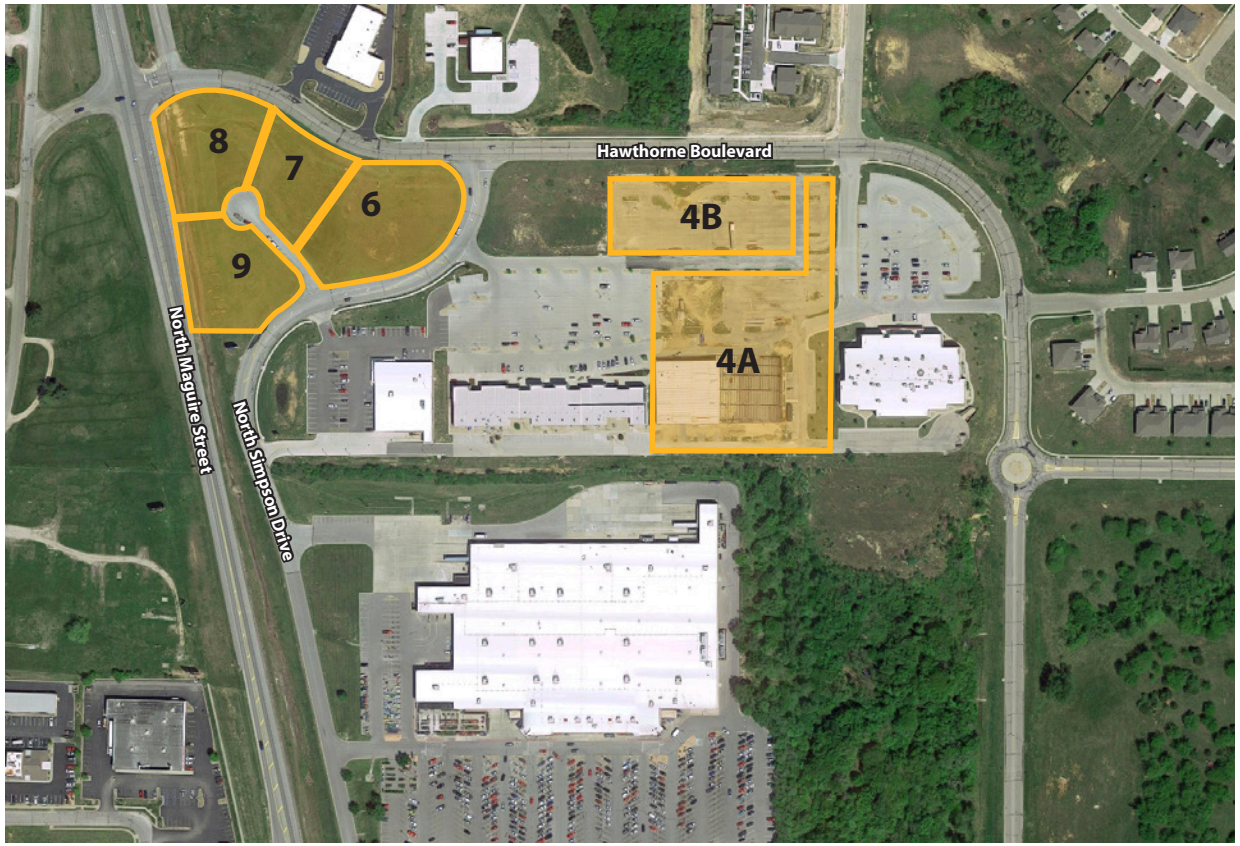
# SITE AVAILABLE | UP TO 199,807 SF

Hawthorne Plaza Pad Sites--North Simpson Drive | Warrensburg, MO 64093




## AVAILABLE SPACE

Up to 199,807 SF

## RATES | NNN & PRICE

$10 / SF

## TRAFFIC COUNTS

North Maguire Street - 18,840 AADT
Highway 50 - 15,816 AADT
*Source: Sites USA*

## PROPERTY INFORMATION

- Adjacent Hawthorne Plaza Shopping Center with a diverse mix of retail, office, fitness, and restaurant
- Remaining sites available:
  - Lot 4A - 133,449 SF
  - Lot 4B - 66,350 SF
  - Lot 6 - 44,241 SF
  - Lot 7 - 35,445 SF
  - Lot 8 - 40,439 SF
  - Lot 9 - 33,166 SF
- Build to suit negotiable

## 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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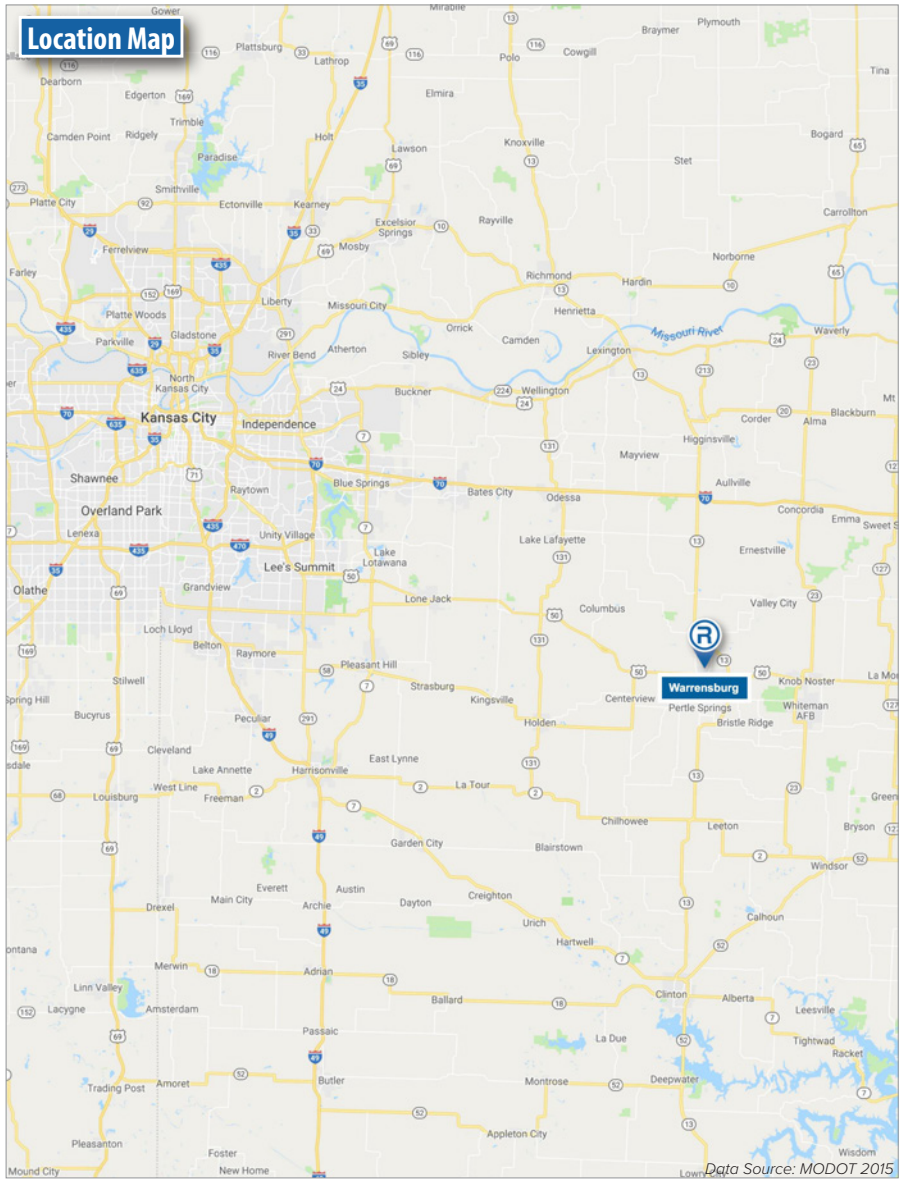


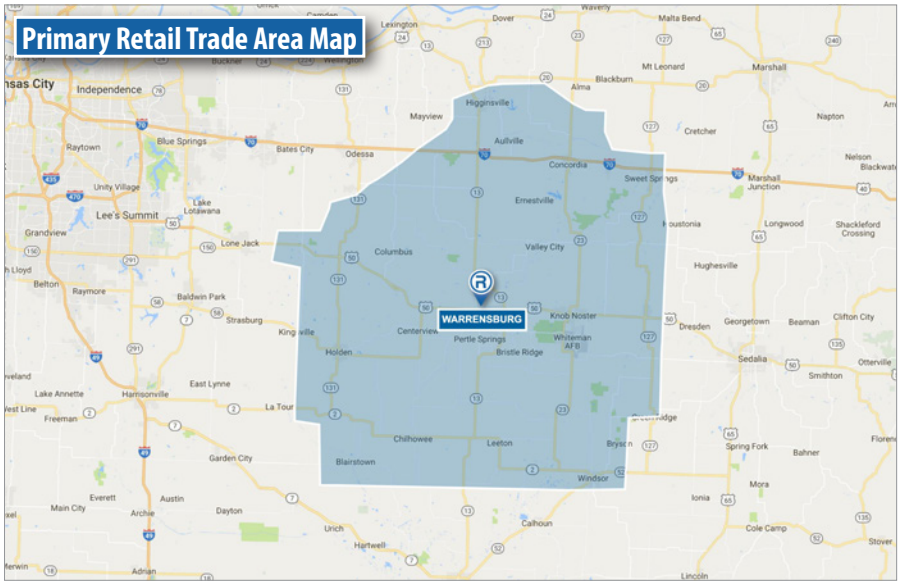

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