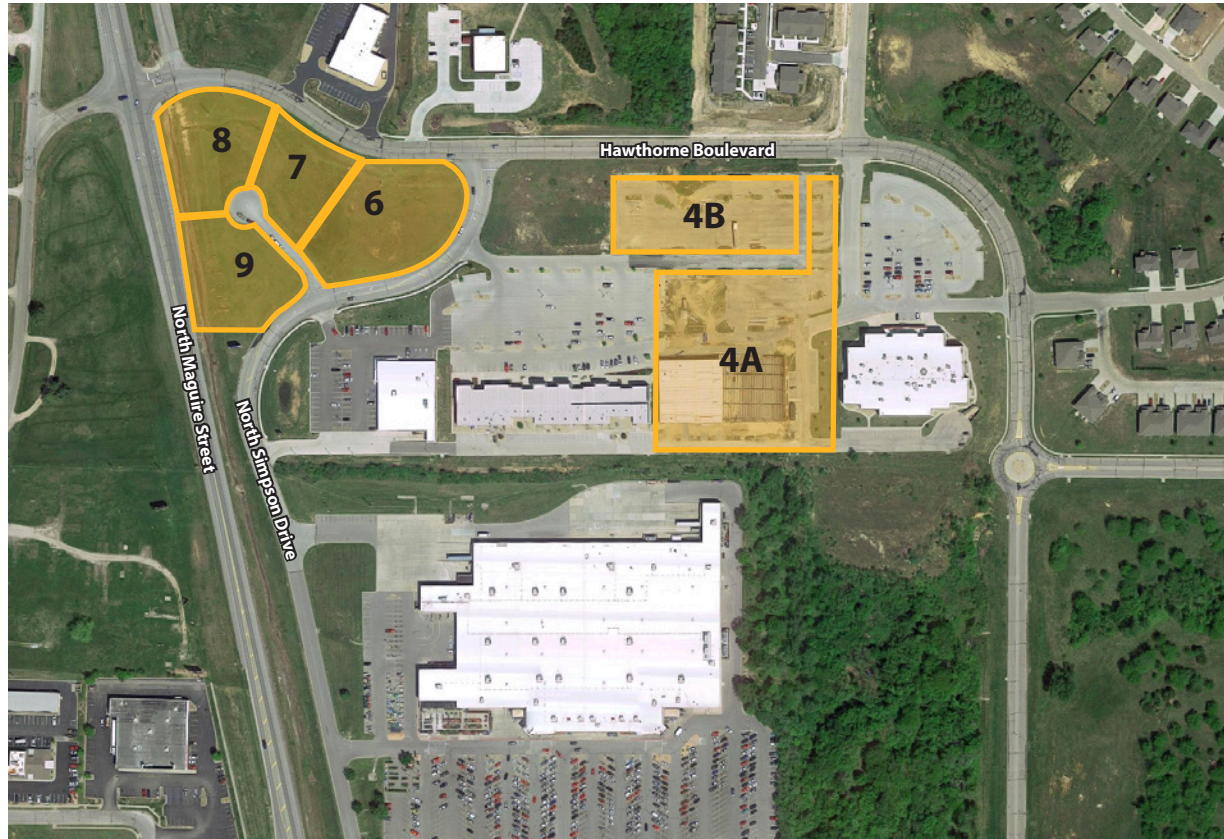




# SITE AVAILABLE | UP TO 199,807 SF

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

Aaron Farmer, Senior Vice President  
 The Retail Coach  
 afarmer@theretailcoach.net  
 662.231.0608

Harold Stewart, City Manager  
 City of Warrensburg, Missouri  
 harold.stewart@warrensburg-mo.com  
 660.747.9131

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

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

