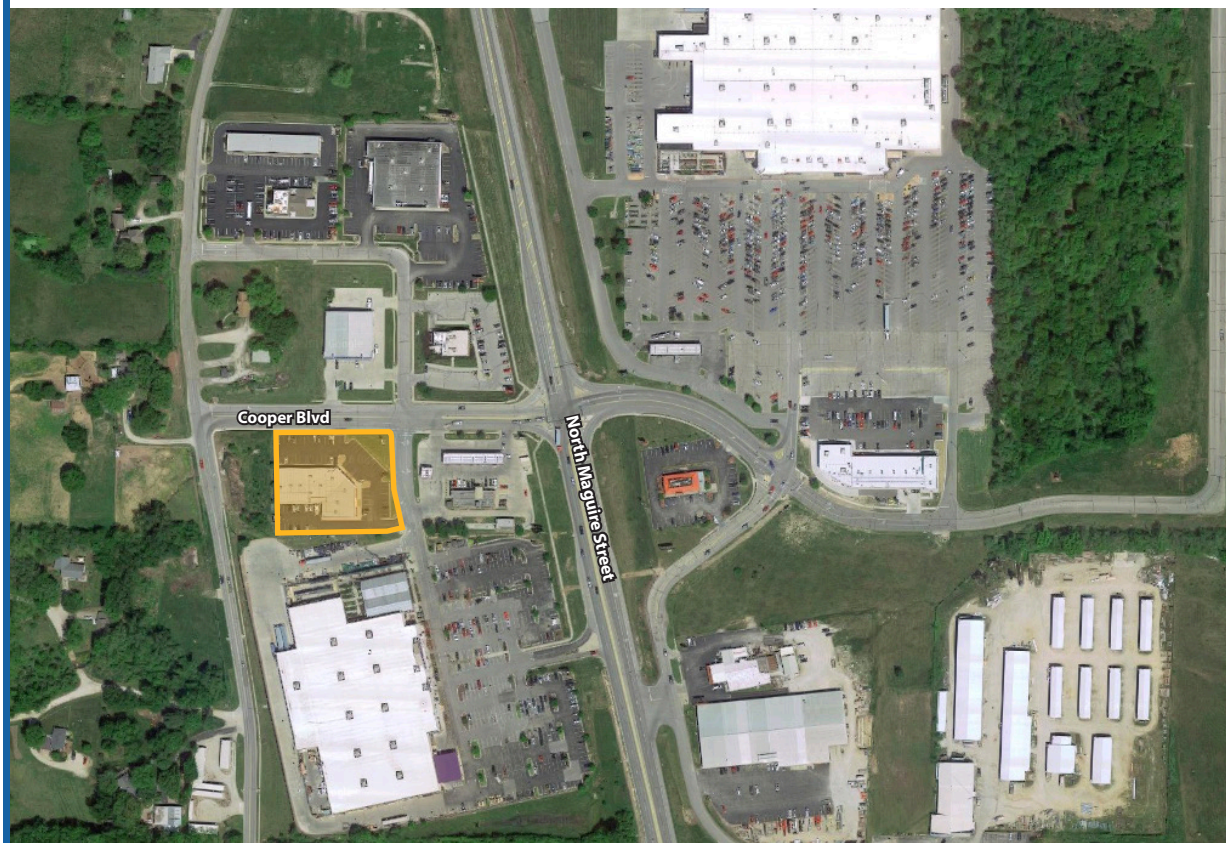




SITE AVAILABLE | 1,250 SF INLINE SITE

Northtowne Plaza--120 East Cooper Boulevard | Warrensburg, MO 64093



AVAILABLE SPACE

1,250 SF

RATES | NNN & PRICE

Lease rate: \$14 - \$15 / SF

TRAFFIC COUNTS

North Maguire Street - 18,840 AADT

Highway 50 - 15,618 AADT

Source: Sites USA

PROPERTY INFORMATION

- Located in Northtowne Plaza retail center
- Located in dominant commercial corridor
- Northtowne Plaza businesses include AT&T Wireless Store, Army-Marine Corps Career Center, and an upscale local wine shop called Wine 101, El Monterey Mexican Restaurant
- Remaining Space available:
 - Unit 120C - 1,250 SF
 - Unit 120F - 1,565 SF

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.

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