



# 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*

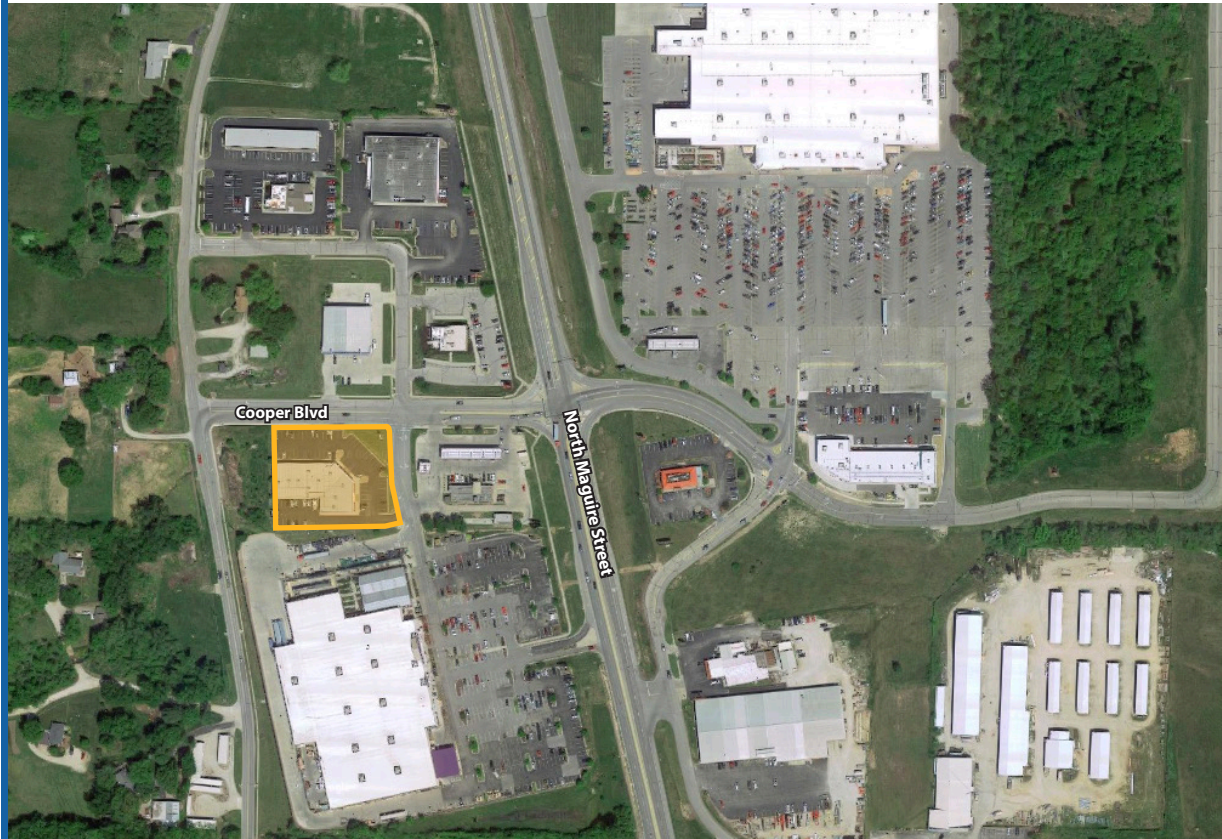
## PROPERTY INFORMATION

- 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 2021 data)

Variable	Community Population	RTA
2021 Population	19,634	70,259
Average HH Income	\$63,611	\$72,092
Median Age	24.98	32.92

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



## CONTACT

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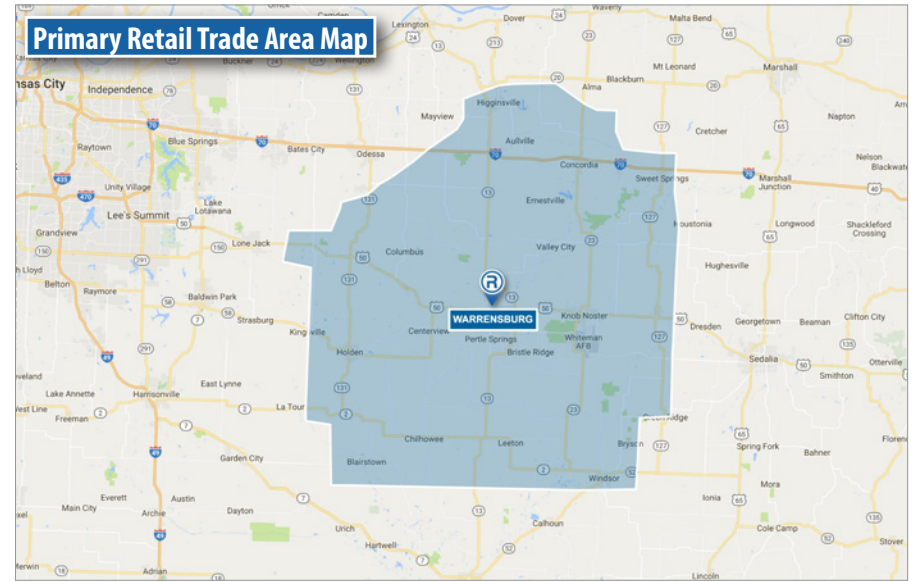
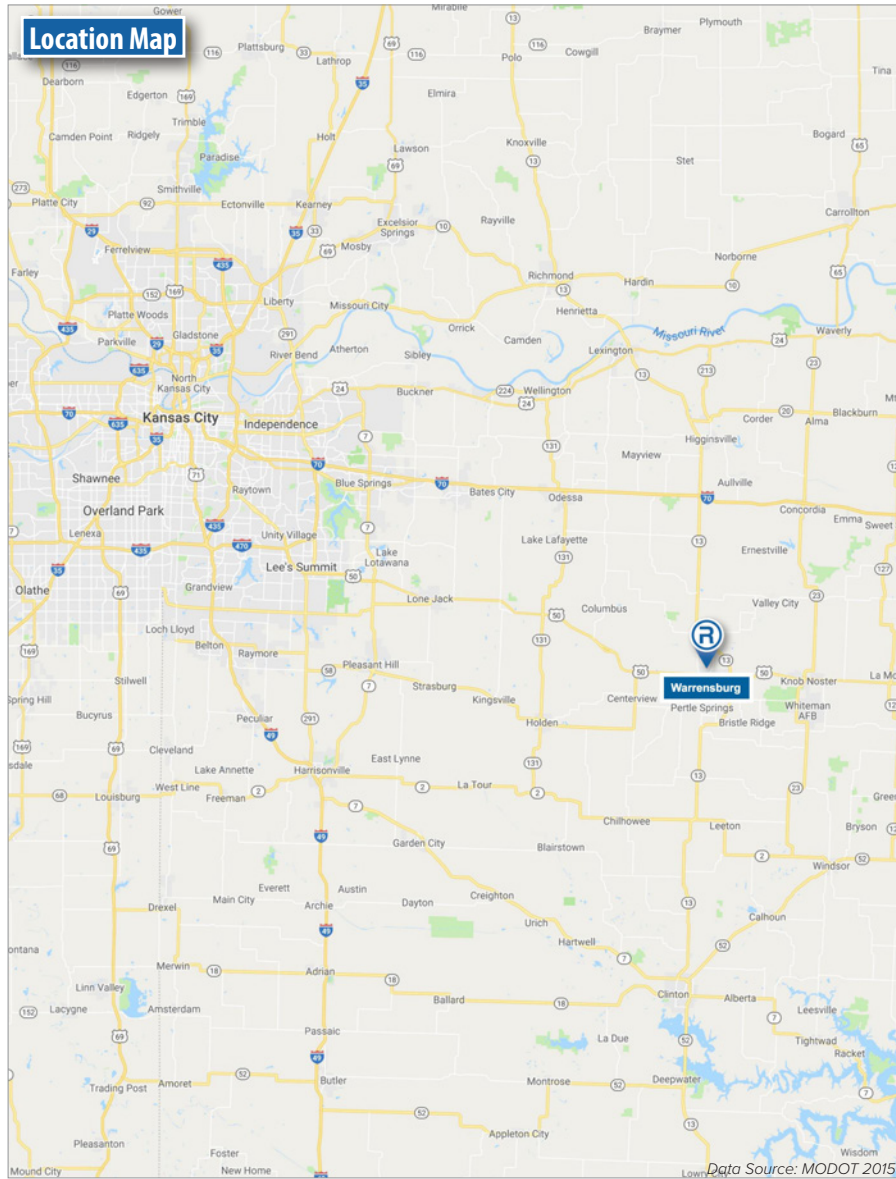
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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