

FOR SALE / LEASE

25,000 SF Retail Showroom

551 Lewis & Clark Dr, Washington MO 63090



Property Highlights

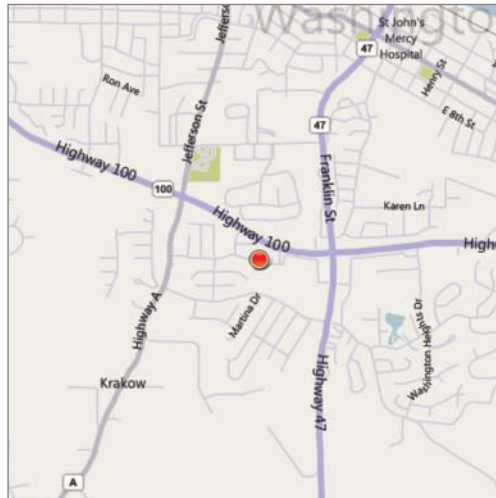
- Freestanding 25,000± SF retail / showroom building
- 1,750 SF warehouse
- 2 private offices, a breakroom, & 2 restrooms
- 1 - 8'x8' dock high door
- 15'-21' ceilings
- Building is sprinklered with electric HVAC
- 82 parking spaces
- Site is located just west of the Hwy 100 & Hwy 47 intersection in the heart of the Washington retail corridor
- Adjacent to the Washington Post Office
- Excellent visibility from Hwy 100
- Access from 2 signalized points off Hwy 100 and 1 entry point off Hwy A
- Area retailers include Schnucks, Michaels, Lowes, Walgreens, Big Lots, Petco, Ace Hardware and Dollar General
- Bank owned former furniture showroom

U.S. Census Demographics

	5 Mi	10 Mi	15 Mi
Population	22,012	49,816	87,168
Households	8,361	18,406	32,269
Avg HH Inc.	\$58,885	\$60,137	\$59,855

Traffic Counts

- 20,315 VPD on Hwy 100
- 19,539 VPD on Hwy 47
- 9,824 VPD on Hwy A



Sale Price / Lease Rate

\$870,000 / \$7.00 psf, NNN

Contact



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AERIAL VIEW

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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