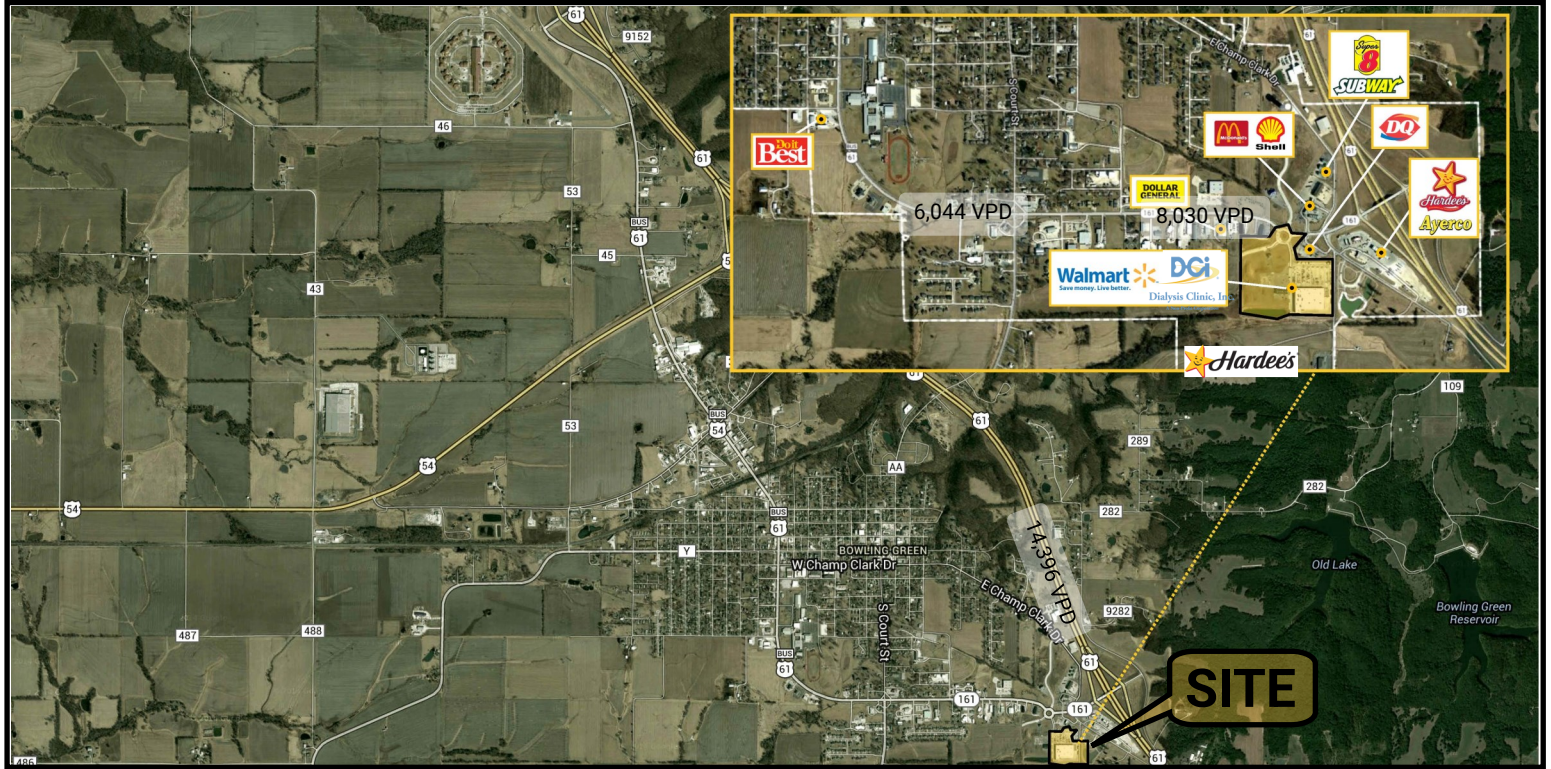




BOWLING GREEN TOWN CENTER

BOWLING GREEN, MO 63334



CURRENT TENANTS



For information, please contact:

Gary Grewe
314-795-8899 | Gary@rsolution.com

Dominic Barlow
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BOWLING GREEN TOWN CENTER

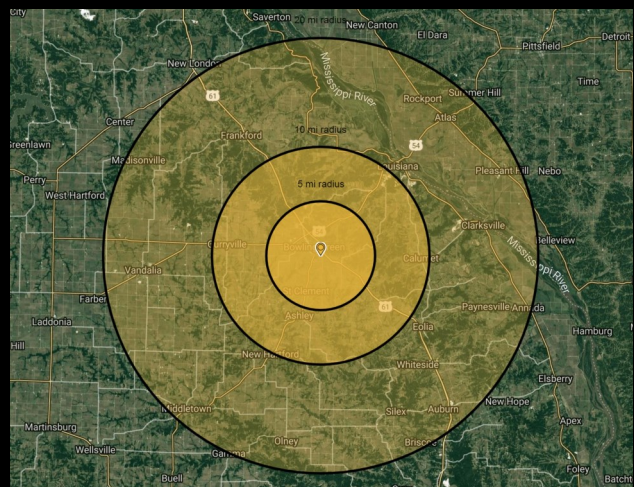
BOWLING GREEN, MO

AREA DEMOGRAPHICS

	<u>3 mi</u>	<u>5 mi</u>	<u>10 mi</u>
Population	4,296	6,519	11,886
Median HH Income	\$67,624	\$67,510	\$71,287
Daytime Employment	2,164	2,349	4,202

AVERAGE DAILY TRAFFIC

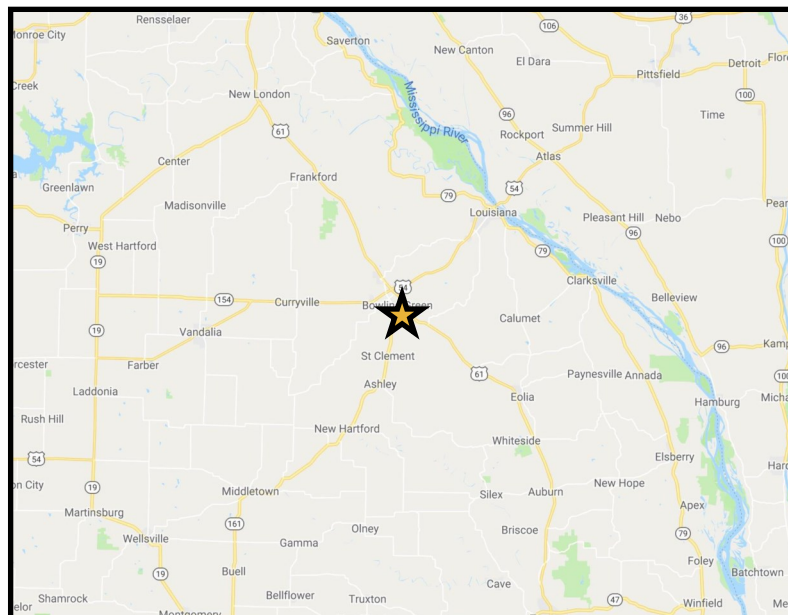
Business 61	89,435 VPD
Interstate 61	13,824 VPD



Located 72 miles west of the Saint Louis Lambert International Airport and 32 miles south of Hannibal, MO, Bowling Green is the county seat of Pike County. Bowling Green is well-known for its Amish community and shops, as well as a number of attractions, such as the Champ Clark House, the Pike County Courthouse, the Bankhead Chocolate Factory, and the Clarence Cannon Dam and Mark Twain Lake. Bowling Green is a popular stopping point for travelers driving north towards Hannibal, MO and Quincy, IL and south towards Saint Louis, MO. Customers can easily access the businesses located in Bowling Green from any direction with Highway 61 and Highway 54. As the populations within the Saint Louis and Saint Charles metropolitan areas continue to move north, Bowling Green will experience massive growth.

PROPERTY HIGHLIGHTS

- Located at Highway 61 & Business 61
- Anchored by Walmart Supercenter
- Out lots for sale or lease
- Dollar Tree and Hannibal Regional Medical Group Urgent Care



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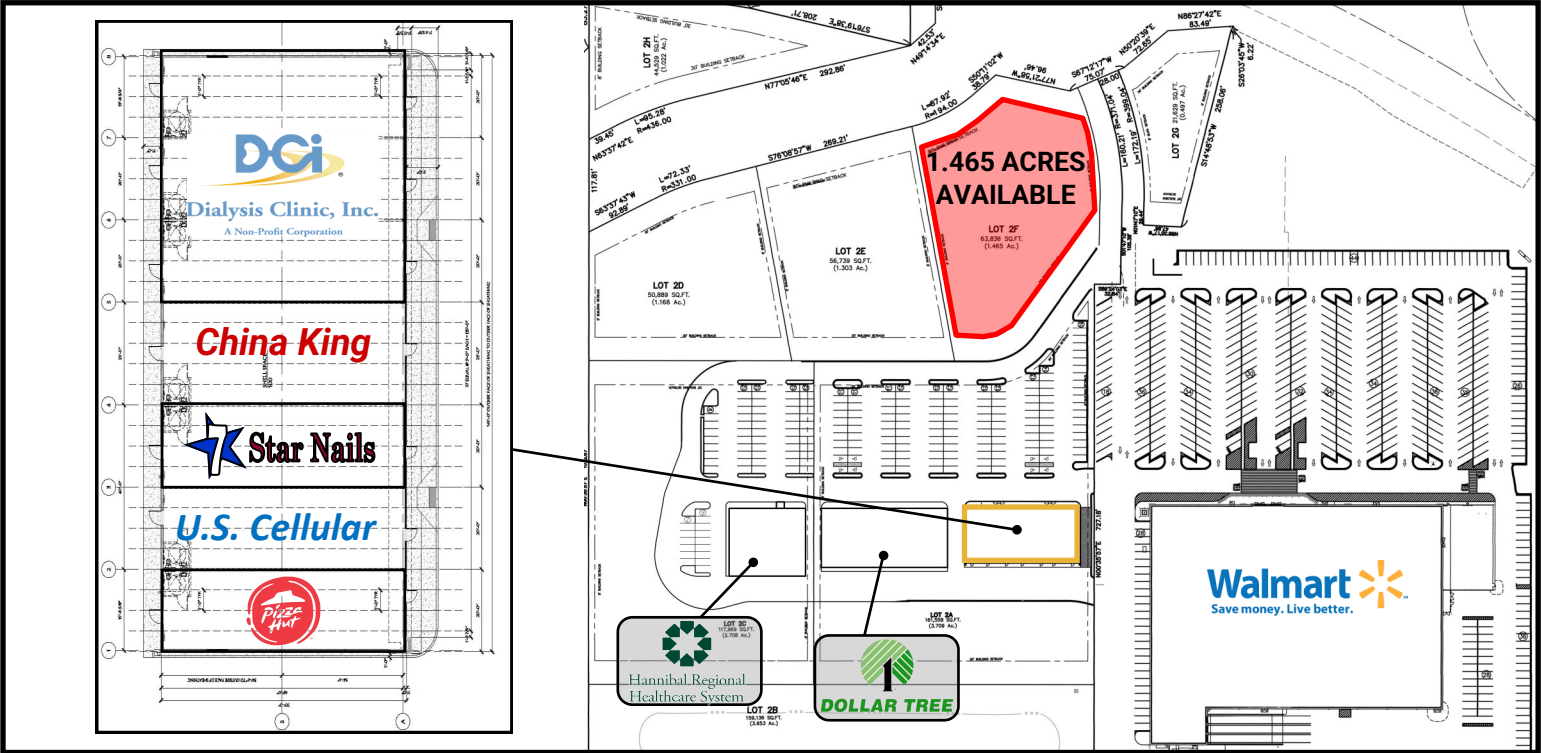
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CURRENT TENANTS

Walmart	89,611 SF	Dialysis Clinic, Inc.	4,550 SF	Pizza Hut	1,750 SF
Dollar Tree	8,400 SF	China King	1,400 SF	AVAILABLE	1.465 ac
Hannibal Medical	8,657 SF	7 Star Nails	1,400 SF		
		U.S. Cellular	1,050 SF		



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