

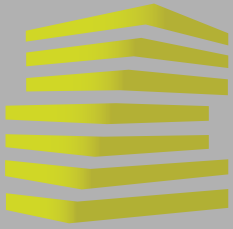


LOCATION.
commercial real estate

**8,200 SF AVAILABLE
FOR SALE OR LEASE
AT GROCERY ANCHORED CENTER**

7 N O R T H W O O D D R I V E

BONNE TERRE, MO



7 NORTHWOOD DRIVE

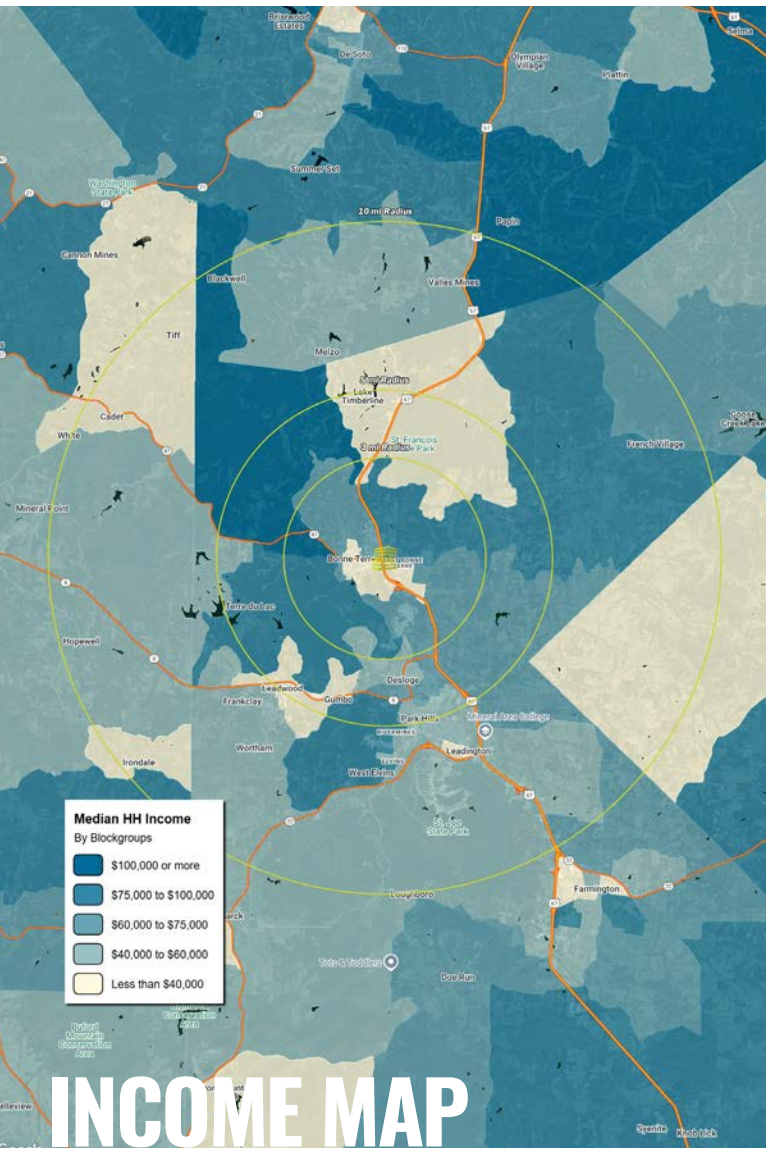
NEIGHBORHOOD VIBE

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

TRADE AREA OVERVIEW

DEMOGRAPHICS



INCOME MAP

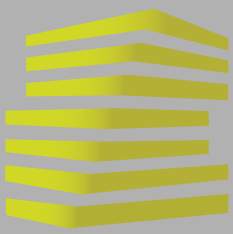
BONNE TERRE, LOCATED IN ST. FRANCOIS COUNTY, MISSOURI, IS A SMALL TOWN WITH A RICH HISTORY AND A RESILIENT LOCAL ECONOMY. ITS NAME, MEANING "GOOD EARTH" IN FRENCH, REFLECTS ITS ROOTS IN LEAD MINING, WHICH WAS A DRIVING FORCE BEHIND THE TOWN'S DEVELOPMENT IN THE 19TH AND EARLY 20TH CENTURIES.

WHILE MINING HAS SHAPED ITS PAST, BONNE TERRE'S ECONOMY HAS DIVERSIFIED OVER THE YEARS. TOURISM PLAYS A SIGNIFICANT ROLE, DRIVEN BY ATTRACTIONS LIKE THE BONNE TERRE MINE, A WORLD-FAMOUS UNDERGROUND DIVING DESTINATION, AND THE AREA'S NATURAL BEAUTY, WHICH DRAWS OUTDOOR ENTHUSIASTS FOR HIKING, FISHING, AND CAMPING. SMALL BUSINESSES, RETAIL SHOPS, AND SERVICES ALSO CONTRIBUTE TO THE TOWN'S ECONOMY, SUPPORTING BOTH LOCALS AND VISITORS.

ADDITIONALLY, BONNE TERRE BENEFITS FROM ITS STRATEGIC LOCATION ALONG HIGHWAY 67, WHICH CONNECTS IT TO NEARBY URBAN CENTERS AND FACILITATES TRADE AND COMMUTING OPPORTUNITIES. THE TOWN CONTINUES TO GROW AS A HUB FOR TOURISM, RECREATION, AND SMALL BUSINESS INNOVATION WHILE MAINTAINING ITS HISTORIC CHARM AND STRONG COMMUNITY VALUES.

	3 mile	5 mile	10 mile
POPULATION	9,300	20,995	42,813
HOUSEHOLDS	2,920	7,678	16,301
EMPLOYEES	2,137	5,190	8,956
MED HH INCOME	\$54,107	\$58,867	\$56,435

AREA RETAIL | RESTAURANTS

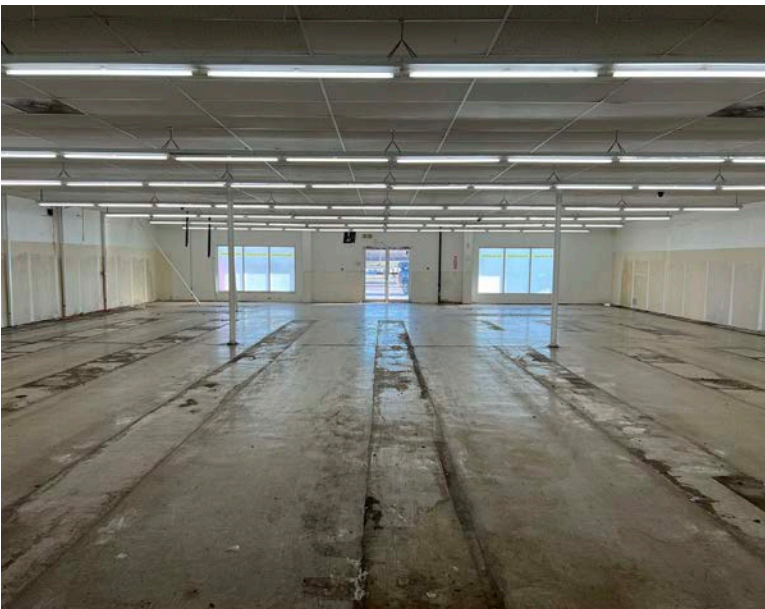


7 NORTHWOOD DRIVE

PHOTOS + DETAILS

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com



- **8,200 SF AVAILABLE FOR SALE OR LEASE IN BONNE TERRE, MO**
- **7,000 SF SALES FLOOR WITH 1,200 SF SIDE STOCK ROOM**
- **LOCATED DIRECTLY OFF I-55 WITH EXCELLENT VISIBILITY FROM THE INTERSTATE**
- **GROCERY ANCHORED SHOPPING CENTER WITH SAVE A LOT**
- **ABUNDANT PARKING**
- **LEASE RATE: \$10.00 PSF NNN**
- **SALE PRICE: \$850,000.00**
- **PLEASE CALL BROKER FOR ADDITIONAL DETAILS**

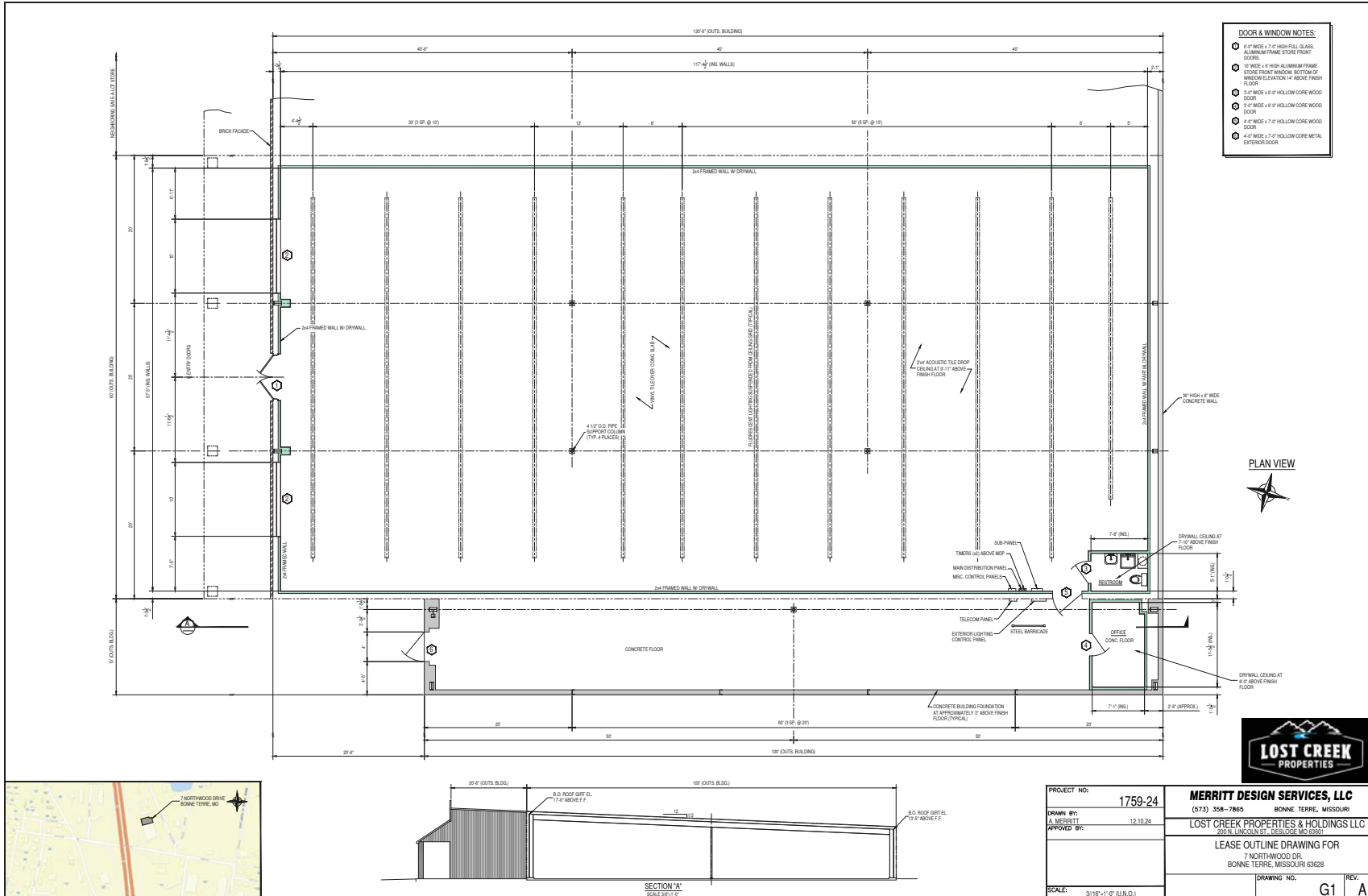


7 NORTHWOOD DRIVE

FLOOR PLAN

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

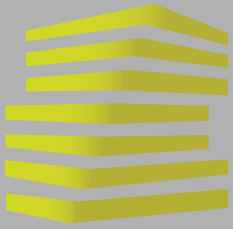


LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



7 NORTHWOOD DRIVE

MARKET AERIAL

BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com




LOCATION.
commercial real estate


LOCATION.
commercial real estate

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.