

**CONSTRUCTION  
COMPLETE**



**LOCATION.**  
commercial real estate

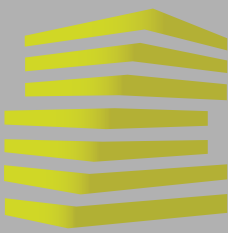
**1155  
HAZEL LANE**

END GAP AVAILABLE

**FARMINGTON, MO**

**1,401 - 5,631 SF AVAILABLE**



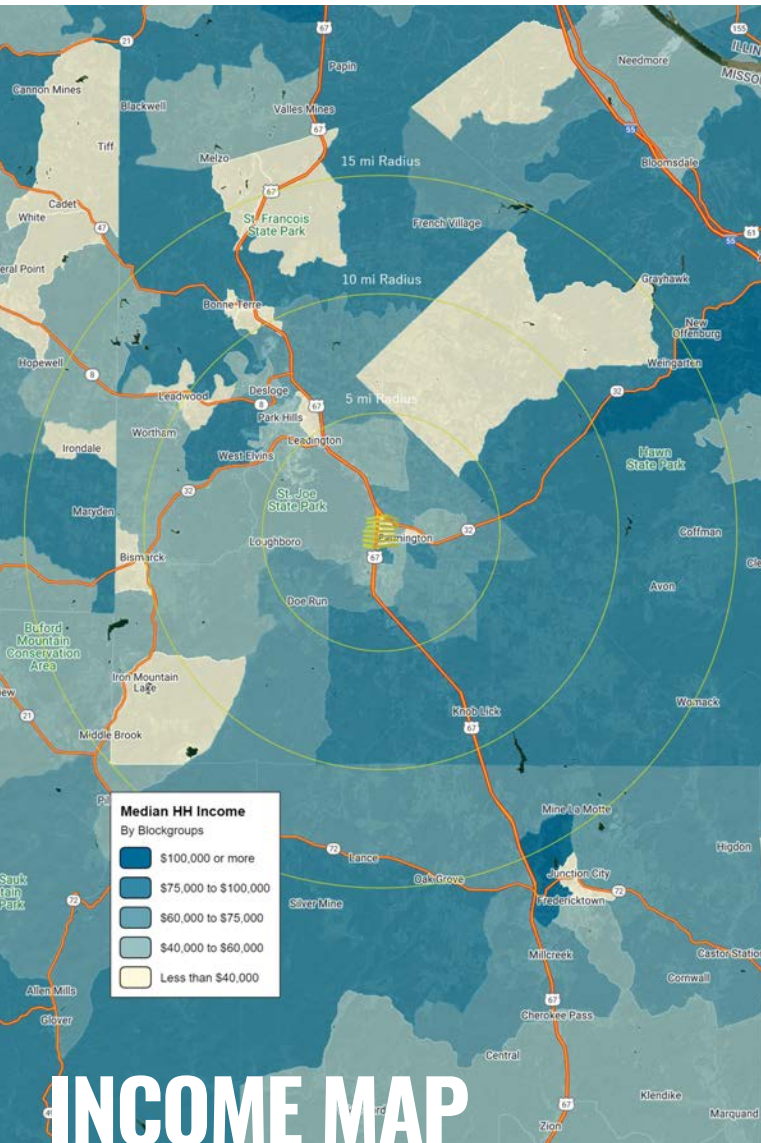


# 1155 HAZEL LANE

## NEIGHBORHOOD VIBE

BEN WEIS

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314.629.6532 (MOBILE)  
Ben@LocationCRE.com



### TRADE AREA OVERVIEW

Farmington, Missouri is located just one hour south of St. Louis at the edge of the beautiful Ozark Mountains, and is surrounded by nine of Missouri's most scenic State Parks, challenging golf courses, an extreme off-road recreation area, hiking trails, and fifteen award winning vineyards and wineries. Farmington is home to S&R Products, U.S. Tool and Startek, a call center. Other major employers in the city are BJC Parkland Health Center, Centene Corp, USA Drug and Farmington Correctional Center.

Farmington offers a unique mix of dining venues that include some of the region's most acclaimed local cuisine from comfort food to exquisite upscale restaurants. Situated in turn-of-the-century historic buildings, a variety of quaint locally owned shops and restaurants line the downtown streets. Over 400 hotel guest rooms can be found conveniently close to shopping, dining and area attractions. Al's Place - TransAmerica Trail Inn is located in downtown Farmington and caters exclusively to bicyclists riding the TransAmerica Trail.

Local attractions for the kids include the Farmington Water Park featuring two exciting slides, a peaceful float down the lazy river and an interactive aquatic playground. The Farmington SK8 Park, the largest skate park in Southeast Missouri, is located in historic downtown Farmington and open daily with free admission. The Farmington Disc Golf course, located in Engler Park, features the region's newest 18-hole course and is open to the public with no fees to play.

### DEMOGRAPHICS

	5 mile	10 miles	15 miles
<b>POPULATION</b>	26,600	49,435	73,504
<b>HOUSEHOLDS</b>	9,668	18,979	27,663
<b>EMPLOYEES</b>	1,142	1,692	2,074
<b>MED HH INCOME</b>	\$77,813	\$75,893	\$75,522

### AREA RETAIL | RESTAURANTS





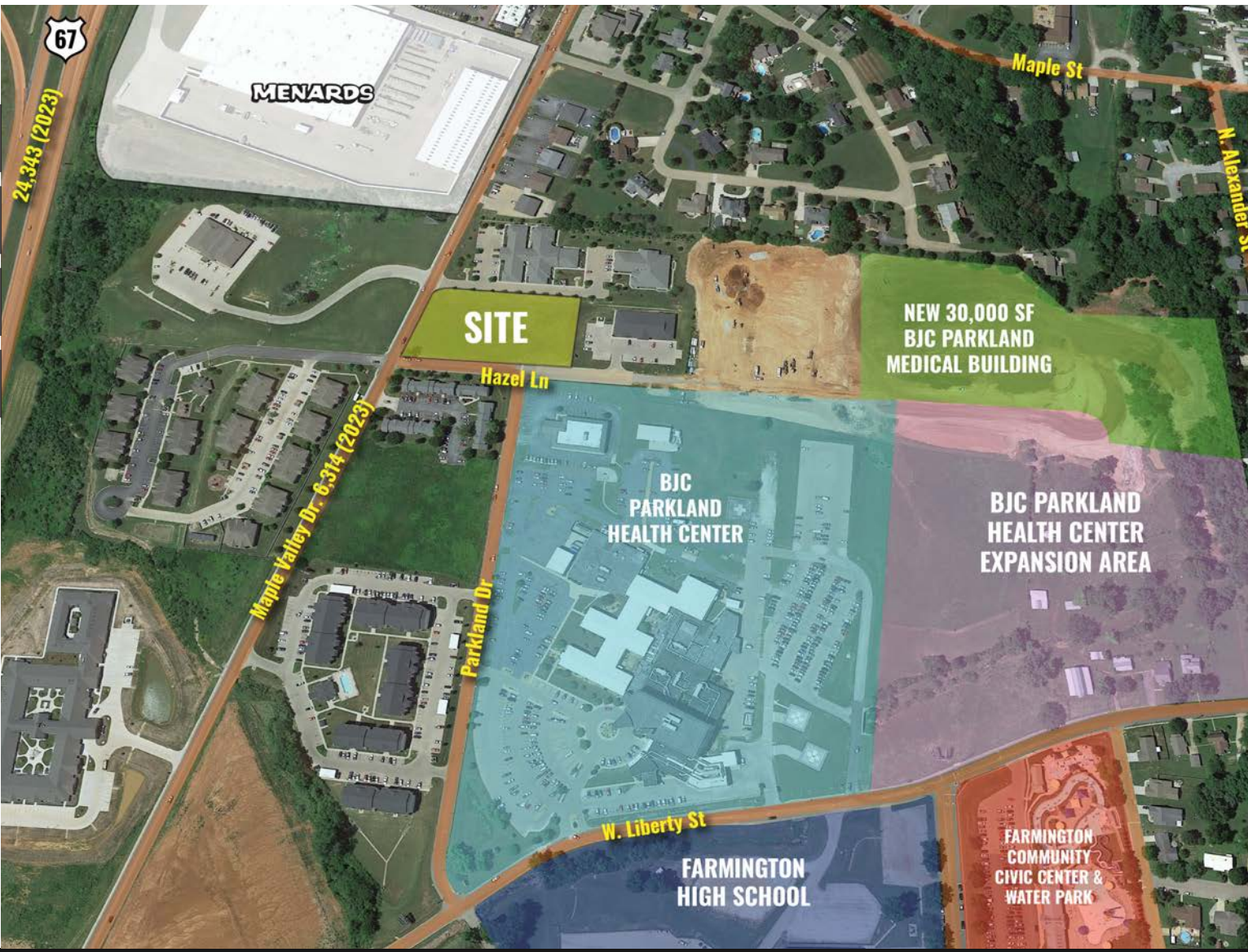


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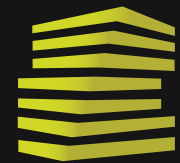
## ZOOM AERIAL + DETAILS

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- 1,401 - 5,631 SF AVAILABLE
- STRIP CENTER DEVELOPMENT ANCHORED BY AXES PHYSICAL THERAPY AVAILABLE FOR LEASE IN FARMINGTON, MO
- UNOBSTRUCTED VISIBILITY TO OVER 6,000 VPD ON MAPLE VALLEY DR
- LOCATED NEAR BJC PARKLAND HEALTH CENTER (130 BEDS) AND NEWLY ANNOUNCED \$21.3M EXPANSION PLANS ADDING 30,000 SF OFFICE BUILDING
- PLEASE CALL BROKER FOR PRICING AND ADDITIONAL DETAILS

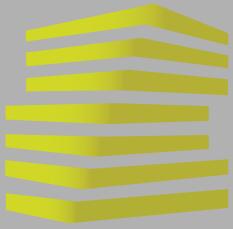


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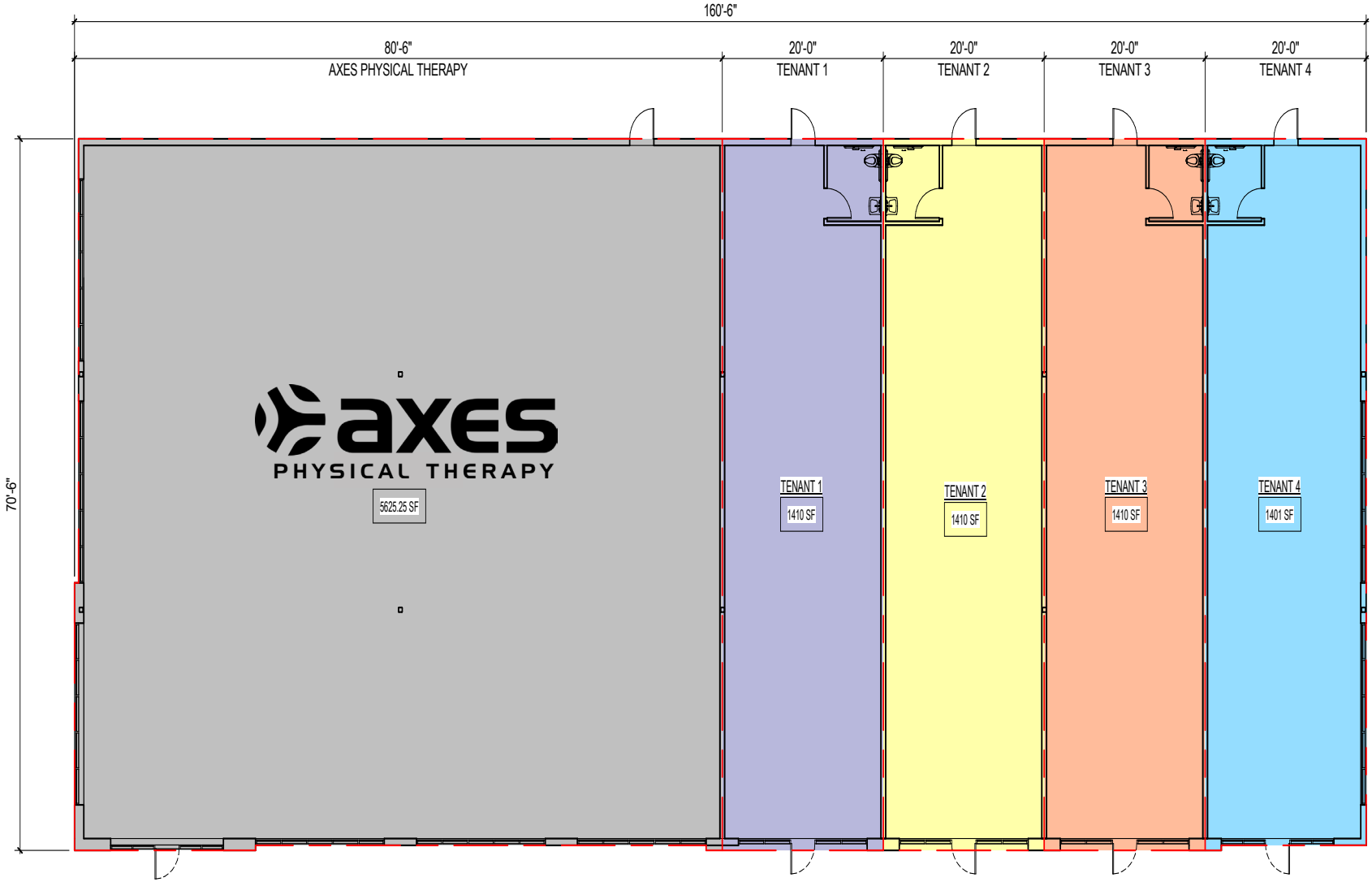


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## MARKETING PLAN

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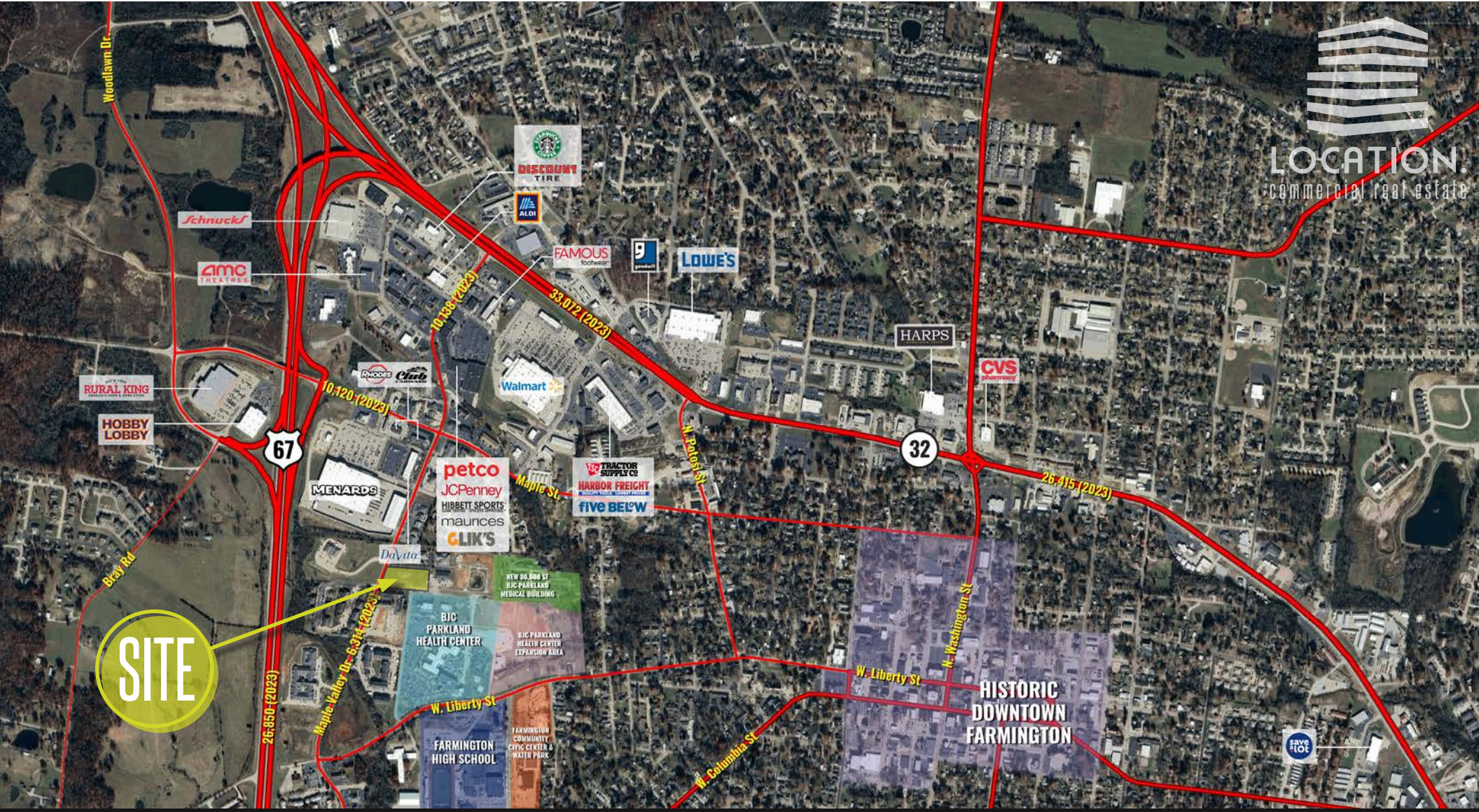


# 1155 HAZEL LANE MARKET AERIAL

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**SITE**



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