

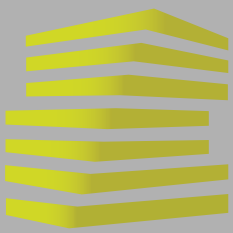
FREESTANDING 1,250 SF BUILDING WITH DRIVE THRU

800 VALLEY CREEK DRIVE

FARMINGTON, MO



LOCATION.
commercial real estate



800 VALLEY CREEK DR

NEIGHBORHOOD VIBE

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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
POPULATION	26,567	48,844	73,469
HOUSEHOLDS	9,857	18,930	28,150
EMPLOYEES	12,878	18,216	20,891
MED HH INCOME	\$59,125	\$60,590	\$59,948

AREA RETAIL | RESTAURANTS

Walmart ✨

JCPenney

petco

ALDI

MENARDS

STARBUCKS COFFEE

Schnucks

AMC THEATRES

five BELOW

FAMOUS footwear

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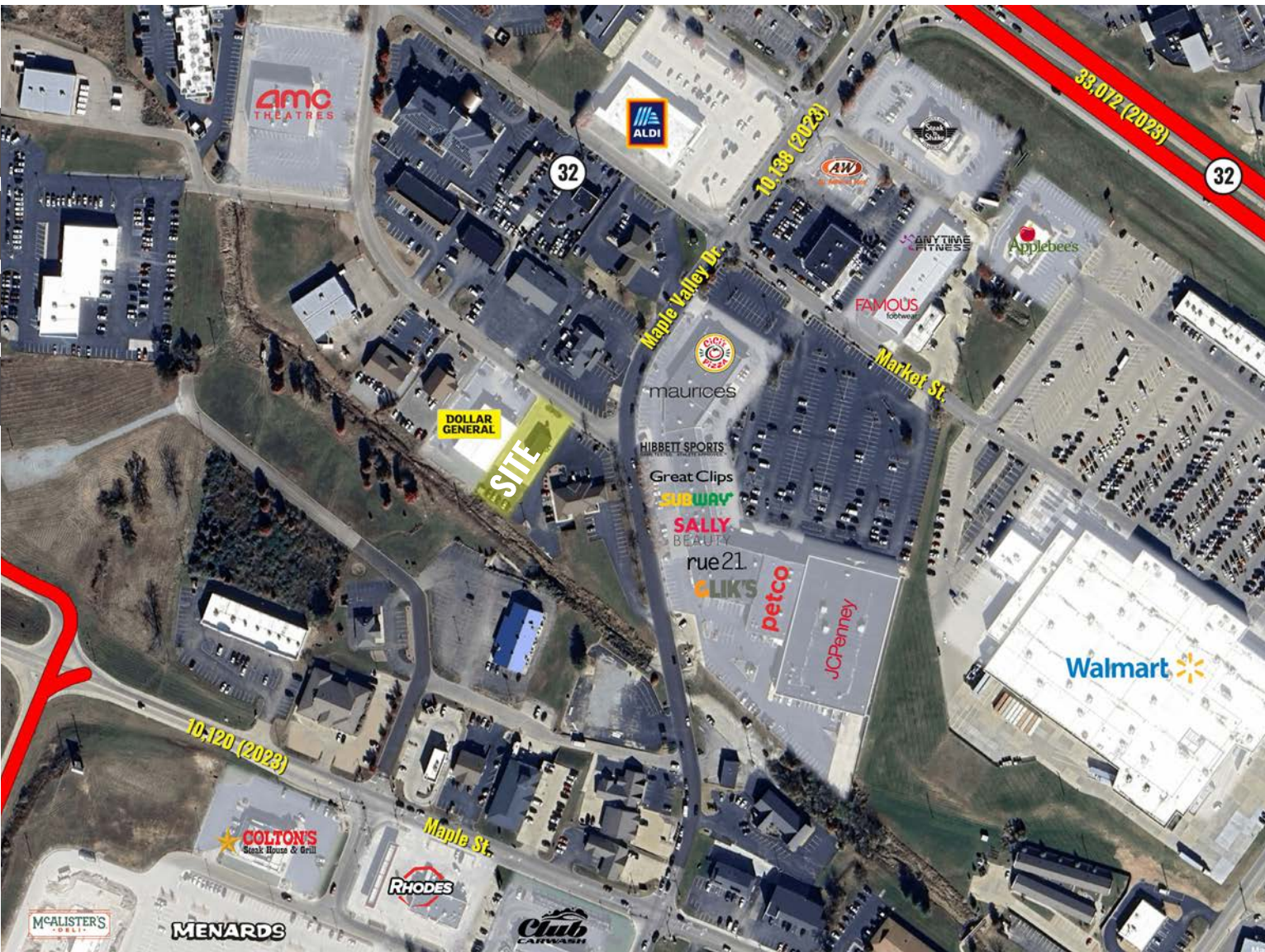


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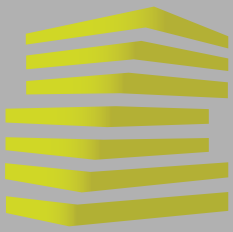
ZOOM AERIAL + DETAILS

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- 1,250 SF FREESTANDING BUILDING WITH DRIVE-THRU IN FARMINGTON, MO
- 0.38 ACRES
- UNOBSTRUCTED VISIBILITY TO OVER 10,000 VPD ON MAPLE VALLEY DR
- GREAT AREA COTENANCY WITH MAJOR RETAILERS SUCH AS WALMART, PETCO, JCPENNEY, ALDI, MENARDS, SCHNUCKS, AMC, AND FIVE BELOW
- PLEASE CALL BROKER FOR PRICING AND ADDITIONAL DETAILS



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PHOTOS

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800 VALLEY CREEK DR MARKET AERIAL

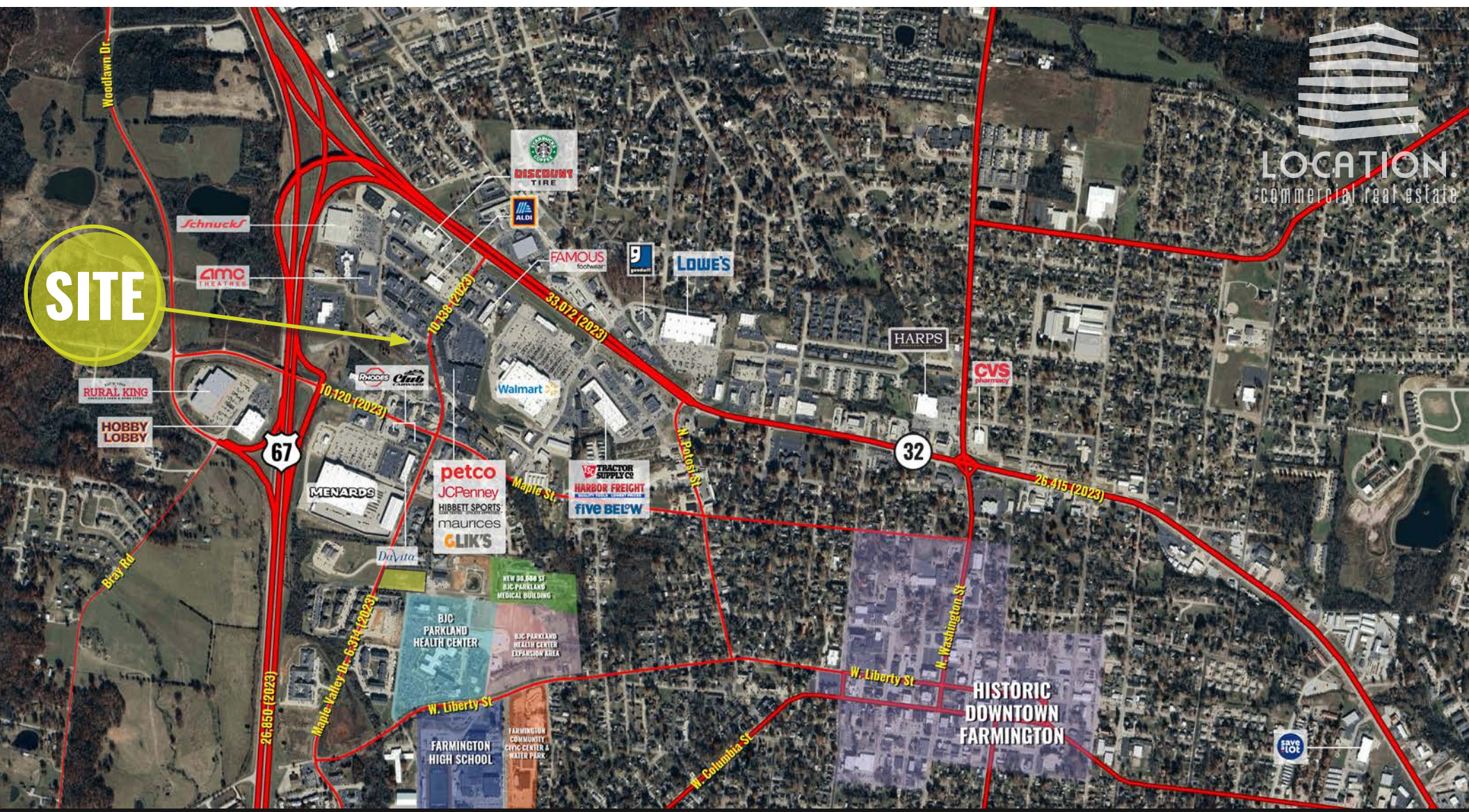
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