



LOCATION.
commercial real estate



SITE

28

19

9,182 (2023)

5,008 (2023)

5,838 (2023)

1,926 (2023)

1.1 M
ANNUAL VISITS

Walmart

Mercy+

Lakeside
EDGE COMPANY

Jahabow
100 EMPLOYEES

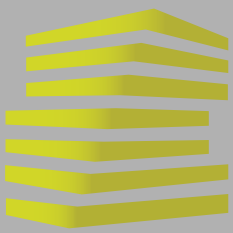
TOOLROOM

**WINTER PARK
AND RECREATION**

**8,000 SF FREESTANDING
RETAIL BUILDING SITTING ON
1.41 ACRES ACROSS FROM
WALMART SUPERCENTER**

4 4 0 H I G H W A Y 2 8

OWENSVILLE, MO



440 HIGHWAY 28

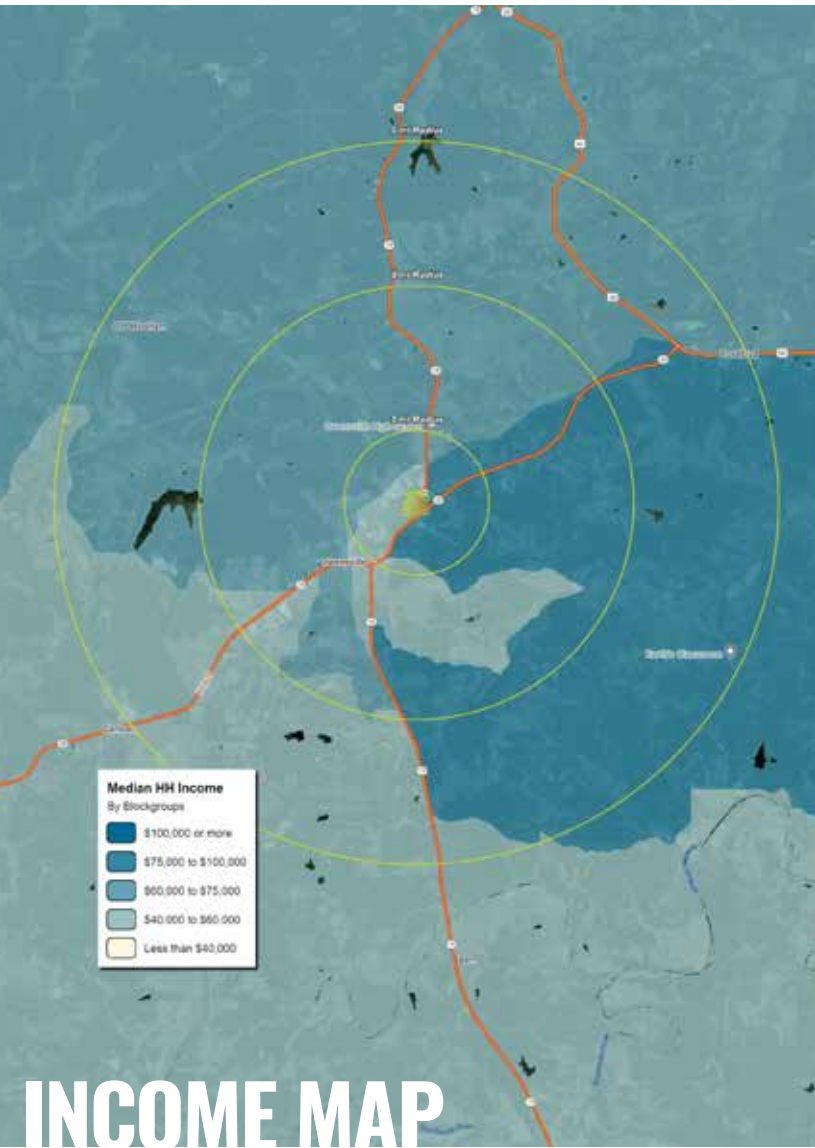
NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Owensville is a charming city located in Gasconade County in east central Missouri, nestled amidst picturesque rolling hills and verdant landscapes. Owensville is the business hub for several small towns that surround Owensville. The City is approximately 70.8 miles southwest of St. Louis, 55.5 miles southeast of Jefferson City, and 22.3 miles north of Cuba (I-44). With a population of around 2,500 residents, it maintains a cozy small-town atmosphere while offering various amenities and attractions for locals and visitors alike.

Originally settled in the early 19th century, Owensville boasts a rich history reflected in its well-preserved historic downtown area, featuring quaint storefronts, historic buildings, and architectural gems. The town exudes a sense of nostalgia and character, making it a delightful destination for history enthusiasts and anyone seeking a glimpse into Missouri's past.

In addition to its historical charm, Owensville offers recreational opportunities and hosts various community events and festivals throughout the year. From festive celebrations to cultural gatherings, these events contribute to the vibrant social fabric of the community.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	1,101	3,897	5,477
HOUSEHOLDS	449	1,591	2,246
EMPLOYEES	1,039	2,075	2,334
MED HH INCOME	\$51,707	\$59,103	\$61,800

AREA RETAIL | RESTAURANTS

Walmart *



SUBWAY

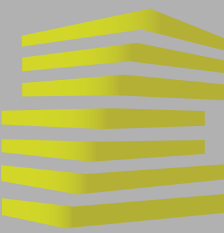


Casey's

DOLLAR GENERAL



INCOME MAP



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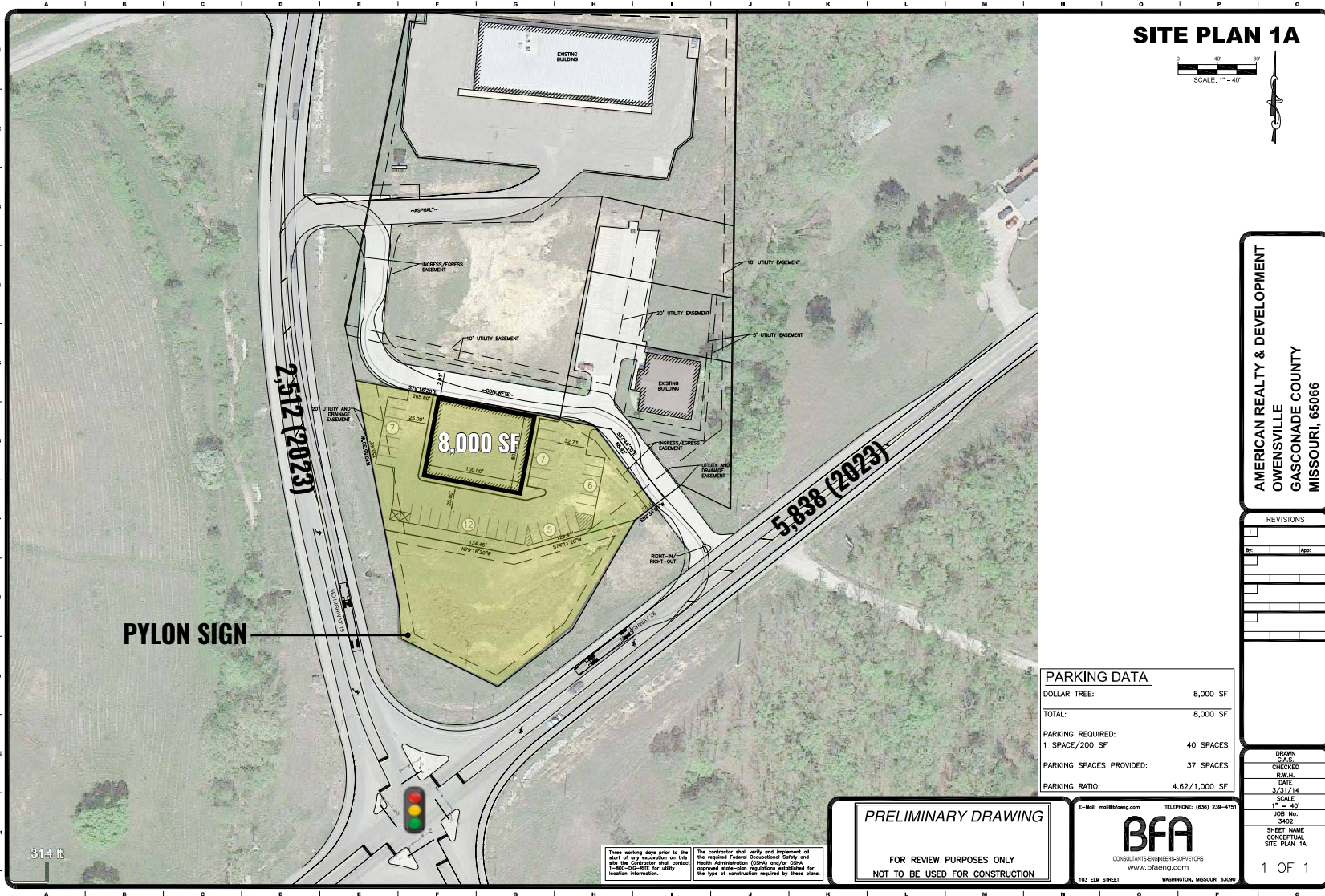
SITE PLAN + DETAILS

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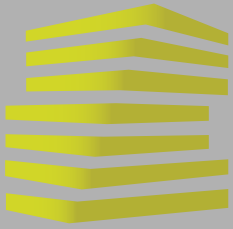
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- FOR SALE OR LEASE
- LARGE PYLON SIGN
- BUILT IN 2015
- 8,000 SF FREESTANDING RETAIL BUILDING ON 1.41 ACRES ACROSS FROM WALMART SUPERCENTER (913.7K ANNUAL VISITS)
- LOCATED AT THE SIGNALIZED INTERSECTION OF HIGHWAYS MO-28 AND MO-19 IN OWENSVILLE, MO
- EXCELLENT VISIBILITY TO 8,398 VEHICLES PER DAY
- PLEASE CONTACT





440 HIGHWAY 28

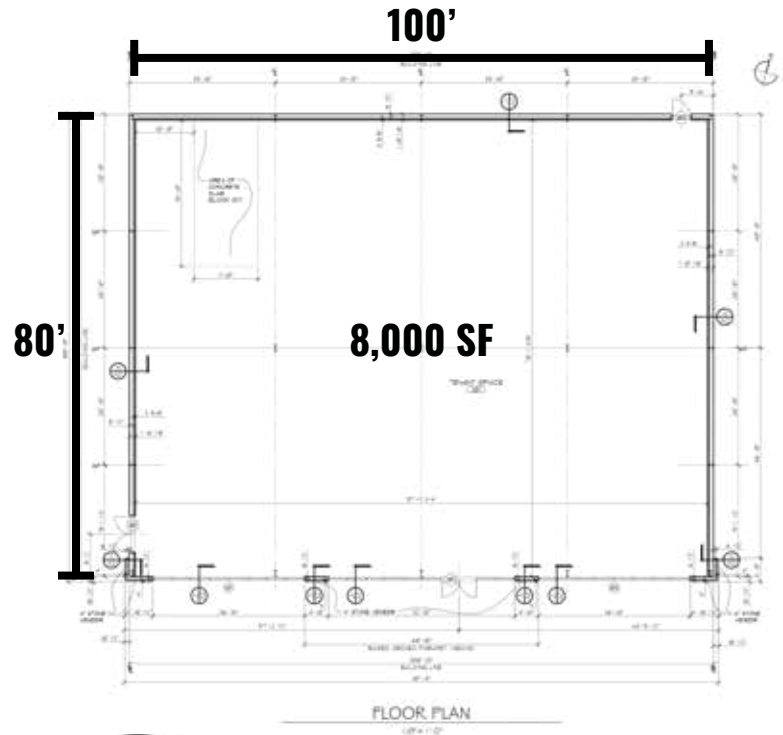
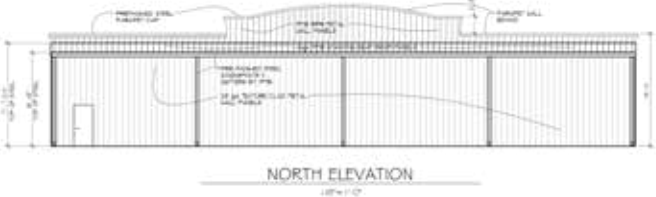
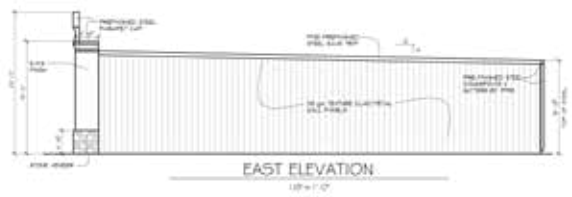
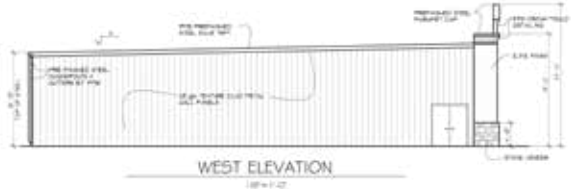
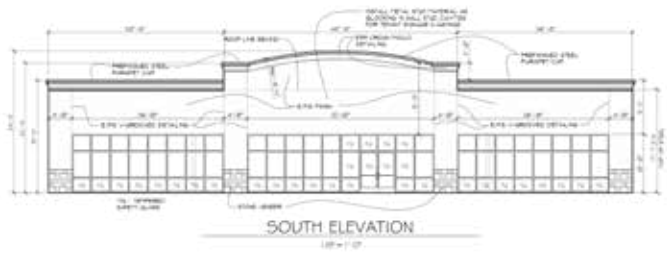
FLOOR PLAN + ELEVATIONS

MIKE PETTIT

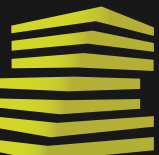
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VIEW 360 VIRTUAL TOUR NOW!

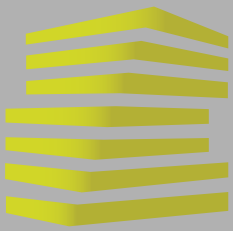


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PHOTOS

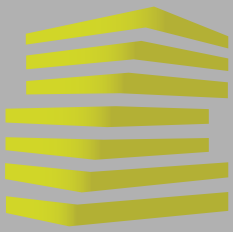
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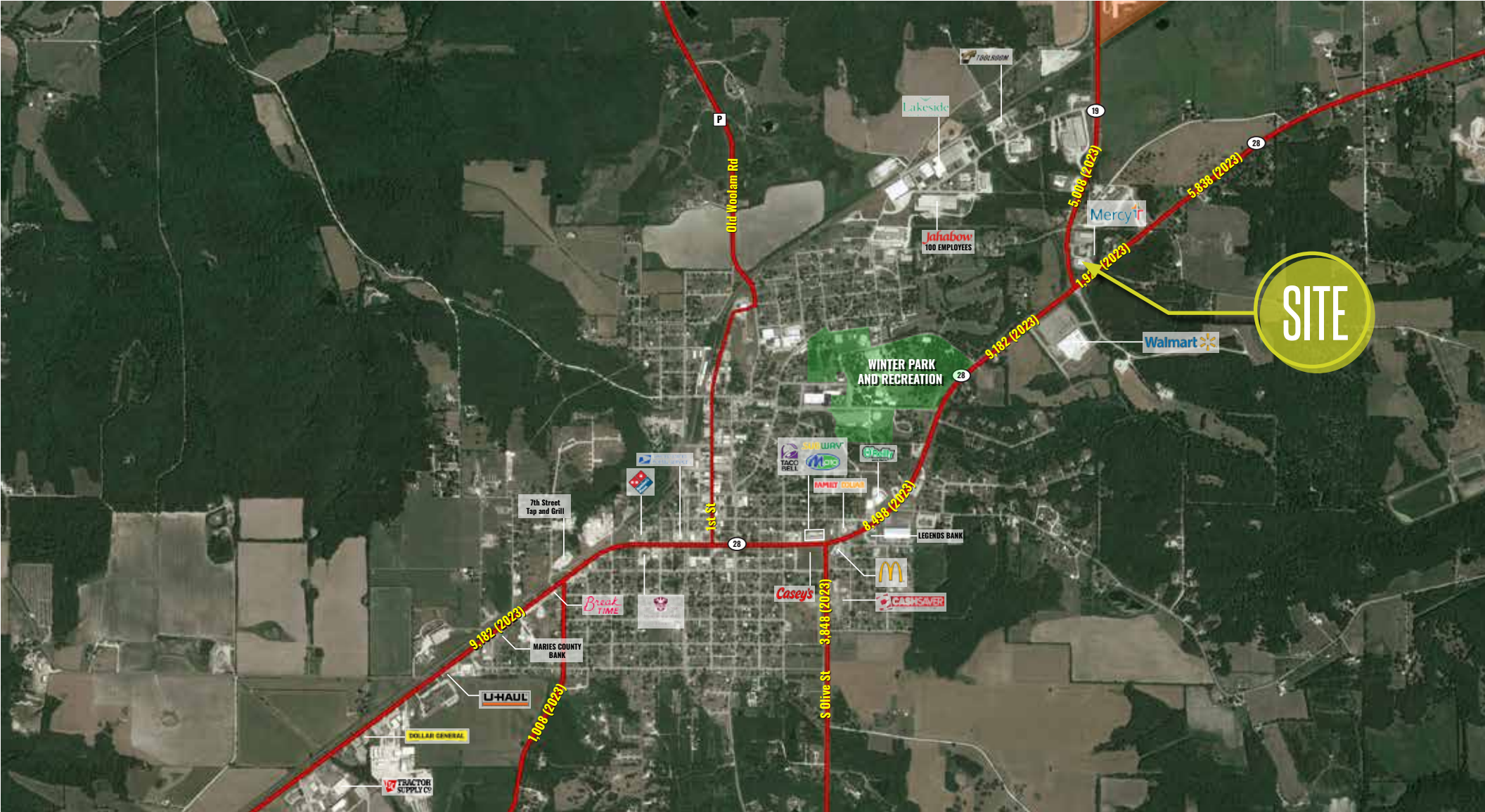
MARKET AERIAL

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