



**LOCATION.**  
commercial real estate

# PHOENIX CENTER I

2000-2030 PHOENIX CENTER DR

WASHINGTON, MO



**SITE**



Walmart

HARBOR FREIGHT

JCPenney

petco  
BIG LOTS

Goodwill

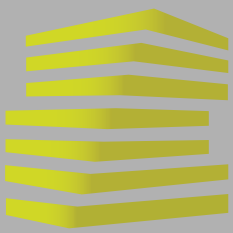
planet fitness

Target  
five BELOW  
maurices  
DOLLAR TREE  
CAFO

PETSMART  
DICK'S SPORTING GOODS  
ALDI

KOHL'S  
ROSS DRESS FOR LESS  
SHOE CARNIVAL  
ULTA  
Marshalls  
JOANN





# PHOENIX CENTER I

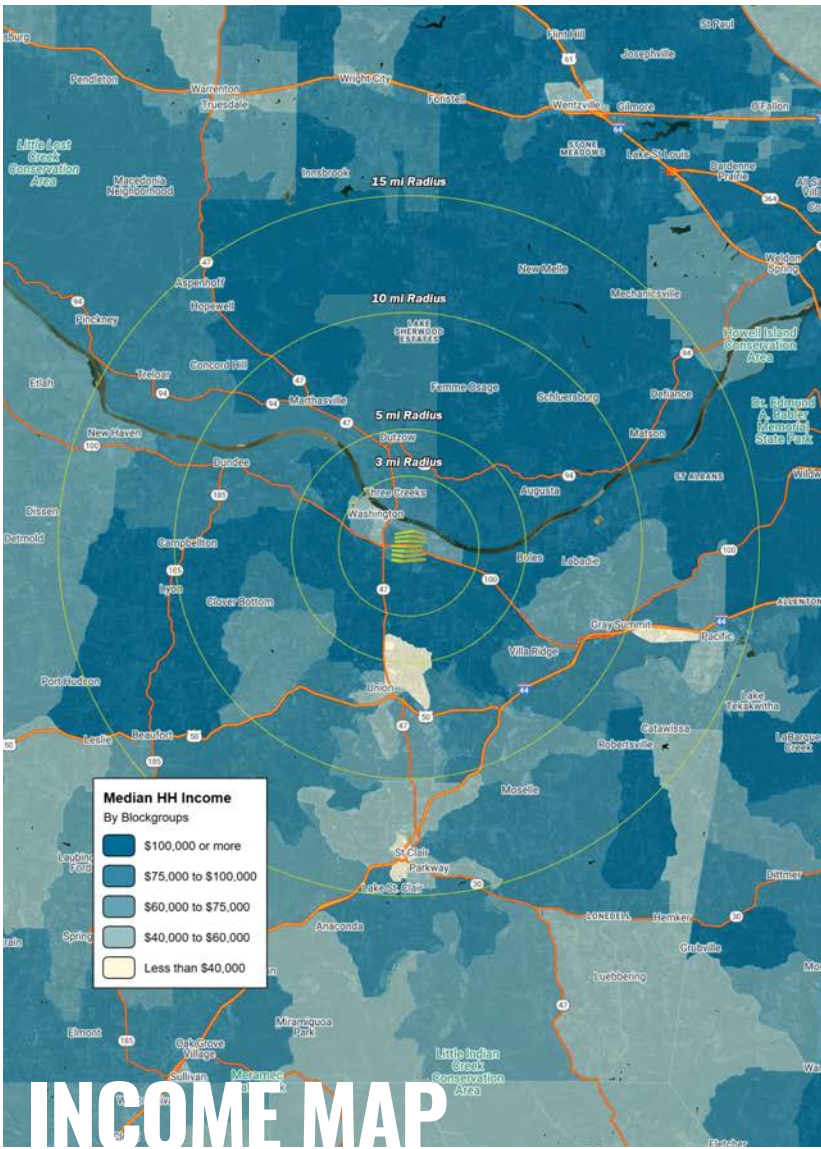
## NEIGHBORHOOD VIBE

BILL SIEMS

314.818.1566 (OFFICE)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com



### TRADE AREA OVERVIEW

Washington, Missouri is located approximately 50 miles west of downtown St. Louis, Missouri. It sits at the junction of state highways 100 and 47 with one of the few bridges over the Missouri River. It is an hour's drive from downtown St. Louis via Interstate 44 or 70, and even less from suburban St. Louis County.

Washington was one of the first American cities west of the Mississippi River. Washington is located on the Missouri River at the point where the River reaches its most Southern point. While not officially founded until May 29, 1839, there were settlers living at this location when Lewis and Clark started their trip to the west in 1804.

Today, Washington is a thriving city with a growing population. A center for shopping and medical services, including Mercy Hospital - Washington, for the surrounding area, it is a wonderful city of parks, churches, public and parochial schools, commerce, and industry. Washington is the largest community between St. Louis County and Jefferson City. Washington serves as the retail hub and industrial development leader of the County.

### DEMOGRAPHICS

	3 mile	5 mile	10 mile	15 mile
<b>POPULATION</b>	17,078	22,233	56,837	96,941
<b>HOUSEHOLDS</b>	7,325	9,320	22,942	39,097
<b>EMPLOYEES</b>	8,309	11,479	23,023	34,056
<b>MED HH INCOME</b>	\$79,848	\$85,909	\$85,322	\$88,286

### AREA RETAIL



TARGET

**KOHL'S**



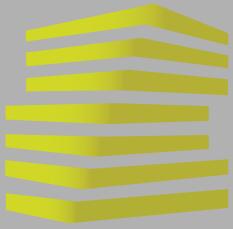
ALDI



ROSS  
DRESS FOR LESS



axes  
PHYSICAL THERAPY



# PHOENIX CENTER I

## SITE PLAN & DETAILS

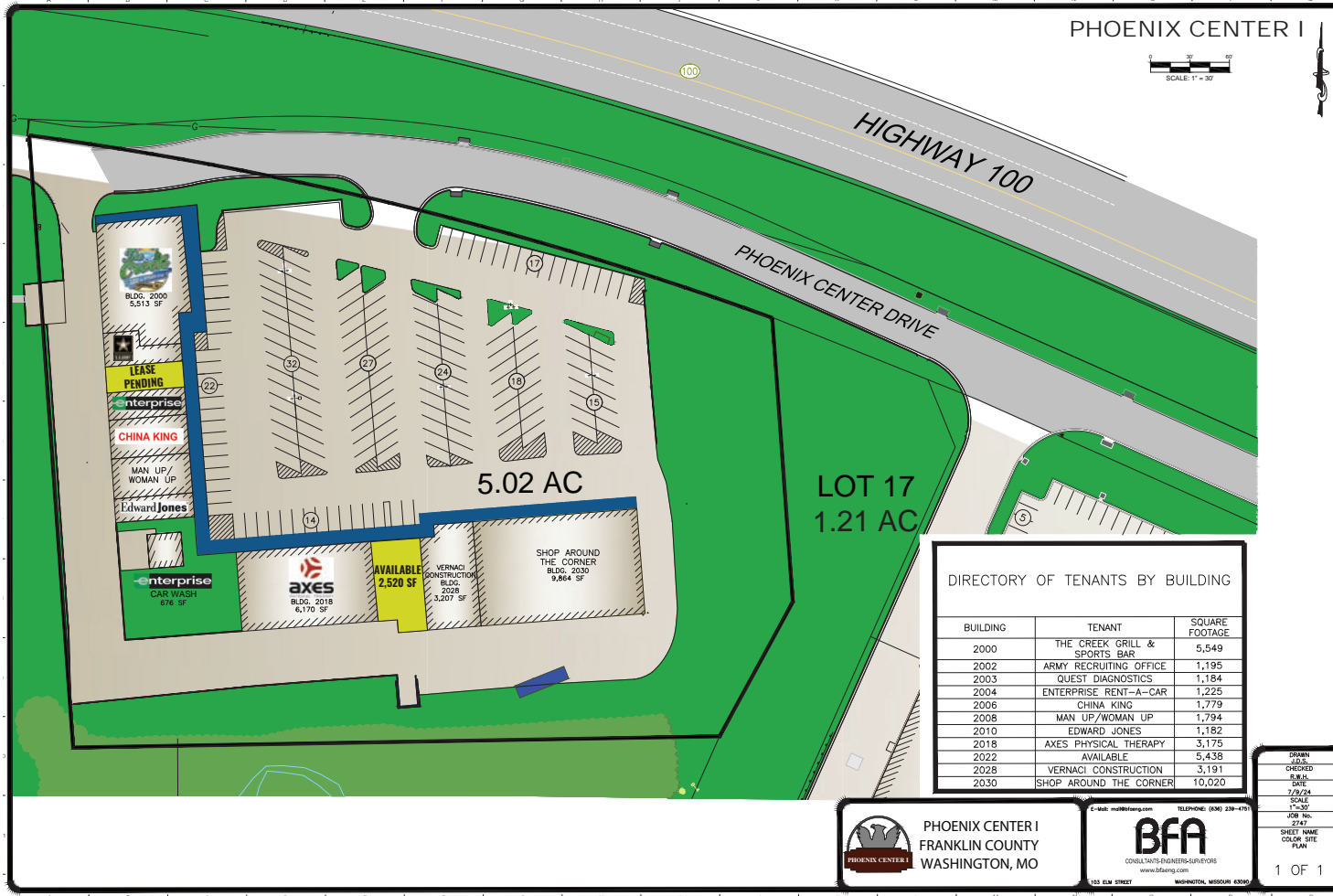
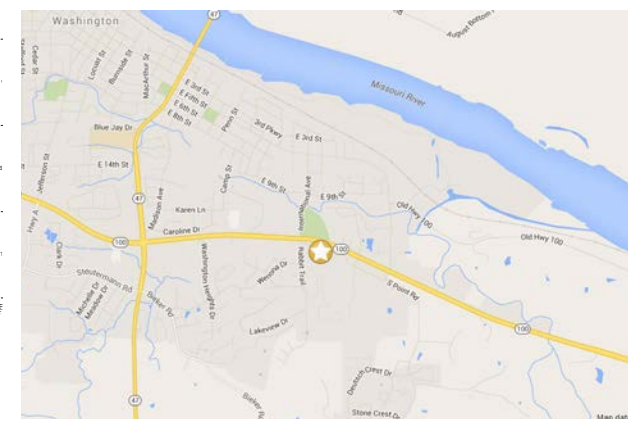
BILL SIEMS

314.818.1566 (OFFICE)  
314.363.8327 (MOBILE)  
Bill@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

- LOCATED ON HIGHLY TRAVELED HIGHWAY 100, THE MAIN RETAIL CORRIDOR IN WASHINGTON, MISSOURI
- NEAR TARGET, KOHL'S, SHOE CARNIVAL, DOLLAR TREE, DICK'S SPORTING GOODS, ROSS DRESS FOR LESS, ULTA, MARSHALLS, JOANN FABRICS, FIVE BELOW, AND MANY OTHER NATIONAL RETAILERS
- HIGHLY ACCESSIBLE WITH GREAT VISIBILITY FROM HIGHWAY 100



PHOENIX CENTER I  
FRANKLIN COUNTY  
WASHINGTON, MO

**BFA**  
CONSULTANTS/ENGINEERS/SURVEYORS  
www.bfaeng.com

103 ELM STREET WASHINGTON, MISSOURI 63090

1 OF 1



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.