

**2023 DEMOGRAPHICS**  
 3 Mile | 5 Miles | 10 Miles

**Population**  
 17,335 | 20,454 | 30,170

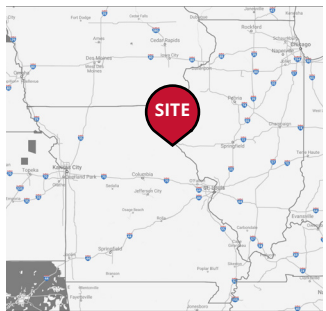
**Daytime Population**  
 17,141 | 19,116 | 25,946

**Median Household Income**  
 \$55,489 | \$57,187 | \$59,642

**RETAIL & LAND FOR LEASE**

Riverbend Plaza  
 3650 Stardust Drive | Hannibal, Missouri 63401

Retail available: 1,500 - 3,000 SF | Call for Details  
 Land available: 1-2.06 +/- AC | Call for Ground Lease Rate Details



**PROPERTY DETAILS**

Pylon signage available

Signalized access from north and south entrances

Highly-traveled area in largest city in Marion County

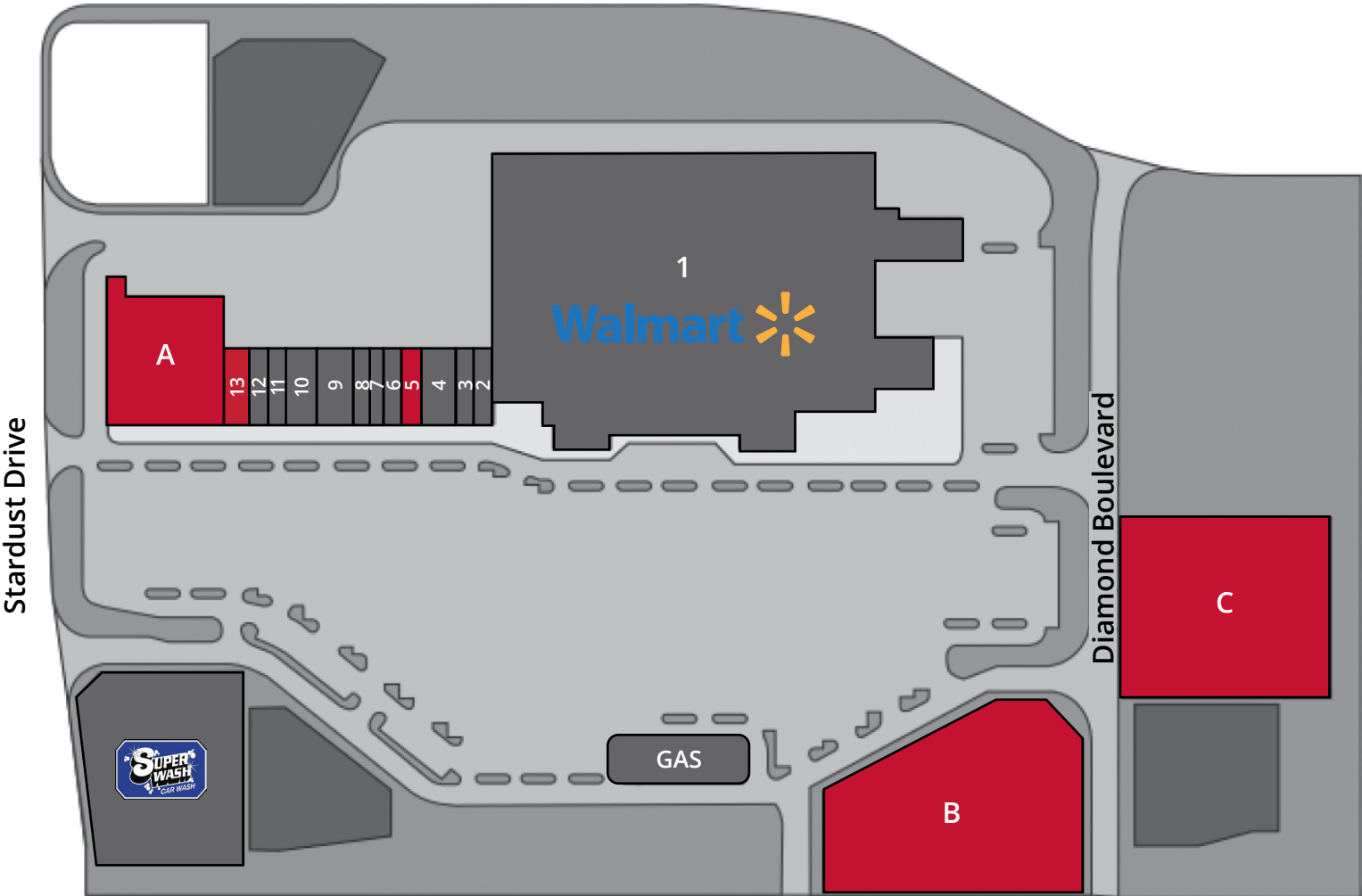
Highway 61: 27,047 VPD | Stardust Drive: 7,708 VPD

**Connor Wiemann**  
 314.785.7627 | cwiemann@paceproperties.com

**Evan Barnett**  
 314.785.7678 | ebarnett@paceproperties.com

**Patrick Willett**  
 314.785.7631 | pwillett@paceproperties.com

# Site Plan



Space	Status	SF	Space	Status	SF
1	Walmart	184,435	9	Maurice's	7,000
2	Bath & Body Works	2,500	10	Shoe Dept.	5,000
3	US Cellular	2,500	11	Q-Nail	1,500
4	Five Below	8,000	12	Okinawa Hibachi & Sushi	1,500
5	AVAILABLE (4/1/2024)	1,500	13	AVAILABLE	3,000
6	Advance America	1,500	A	AVAILABLE	1.00 AC
7	Great Clips	1,500	B	AVAILABLE	2.06 AC
8	GameStop	1,500	C	AVAILABLE	1.46 AC