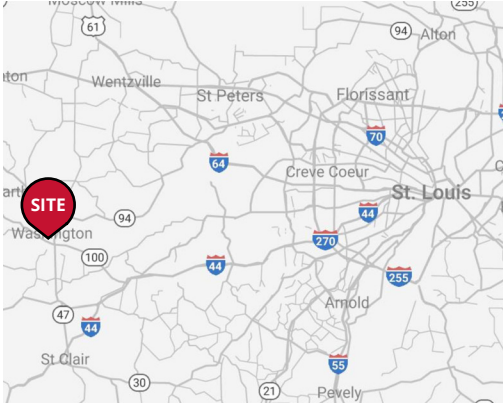


PACE

PROPERTIES



2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

6,239 | 17,602 | 22,934



Daytime Population

5,579 | 14,097 | 18,195



Median Household Income

\$85,794 | \$78,151 | \$81,113

FOR LEASE

Washington Corners | Highway 47 & Highway 100 | Washington, Missouri
2,100 - 3,000 SF Inline Space | Lease Rate: \$14.00/SF, NNN
Triple Nets: \$3.16/SF (2024 estimate)

PROPERTY DETAILS

Excellent location at high volume intersection

Pylon signage available

Ample parking

Highway 100 - 22,638 VPD

Highway 47 - 18,978 VPD

Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

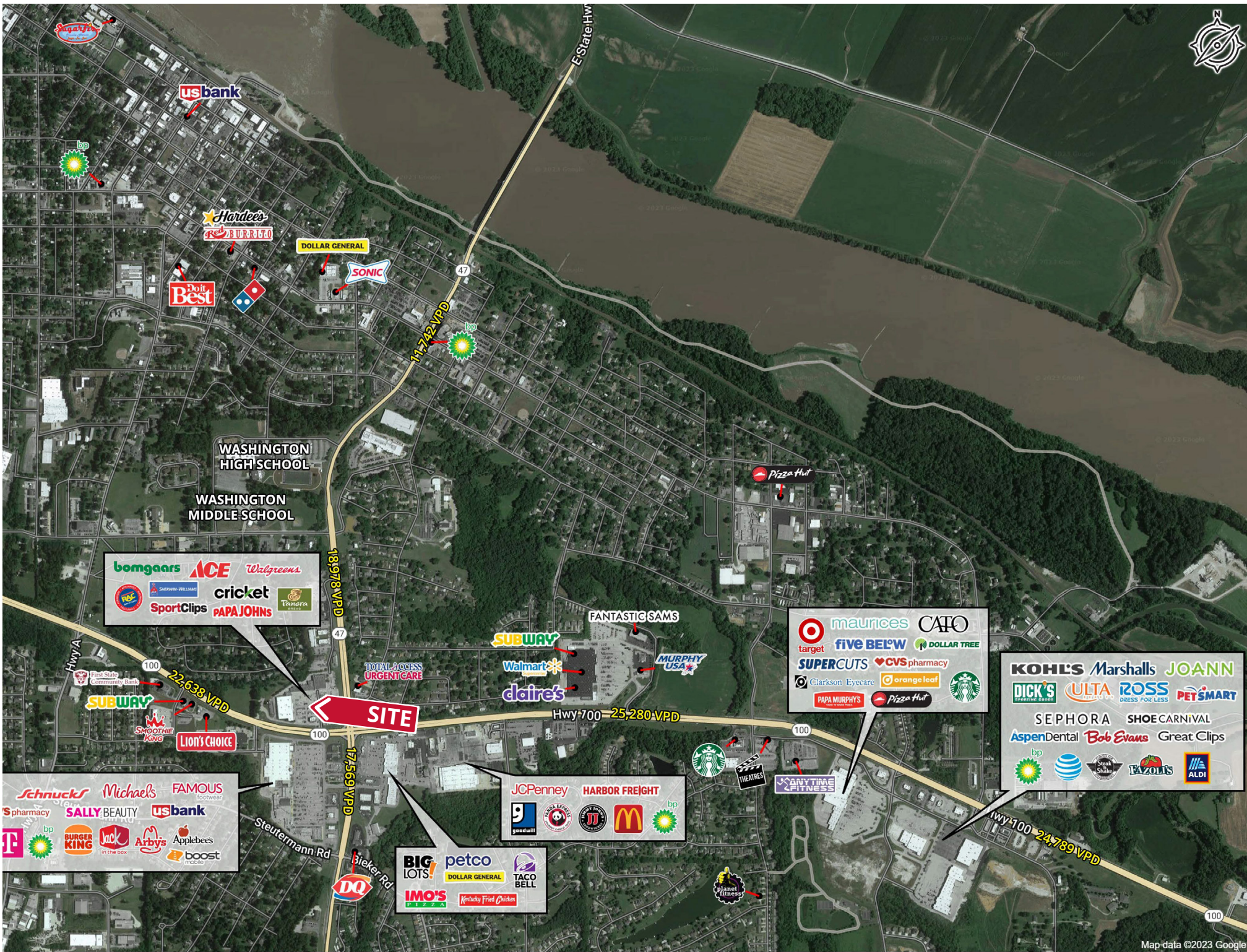
PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.





bomgaars **ACE** *Walgreens*
cricket *Panera*
SportClips **PAPAJOHNS**

target **maurices** **CAFO**
five BEL'W **DOLLAR TREE**
SUPERCUTS **CVS pharmacy**
Clarkson Eyecare **orange leaf** **Starbucks**
PAPA MURPHYS **Pizza Hut**

KOHL'S **Marshalls** **JOANN**
DICK'S **ULTA** **ROSS** **PETSMART**
SEPHORA **SHOECARNIVAL**
AspenDental **Bob Evans** **Great Clips**
bp **AT&T** **Speedy** **FAZOLI'S** **ALDI**

Schnucks **Michaels** **FAMOUS**
Footwear
Spharmacy **SALLY BEAUTY** **usbank**
bp **BURGER KING** **Jack** **Arbys** **Applebees**
boost

JCPenney **HARBOR FREIGHT**
goodwill **McDonald's** **bp**

BIG LOTS! **petco** **TACO BELL**
DOLLAR GENERAL
IMO'S **Kentucky Fried Chicken**

Space	Status	SF
1	Bomgaars	52,600
2	AVAILABLE	3,000
3	Rent-A-Center	5,230
4	Papa Johns	1,200
5	Sport Clips	1,400
6	Brune Jewelers	1,050
7	Pro Nails	1,400
8	Cricket	2,450
9	AVAILABLE	2,100
10	Sherwin Williams	8,050
11	Ace Hardware	25,168
12	Panera Bread	4,361
Total GLA:		108,009 SF

