

FOR LEASE

14,400 SF RETAIL SPACE



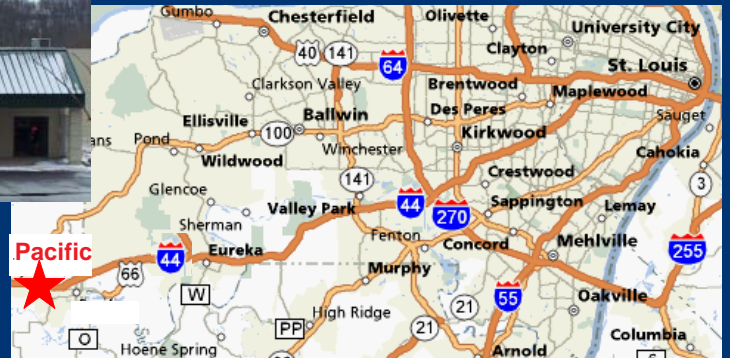
2246 W. Osage • Pacific, MO

- Approximately 14,400 SF of retail space
- Join tenants Orscheln and Queen's Market grocery store
- New facade
- New pylon signage
- Ample parking with new seal & striping
- Located across from new I-44 on/off ramp



U.S. Census Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population	8,821	16,058	49,746
Households	3,473	5,706	17,800
Avg HH Inc	\$53,206	\$61,313	\$76,597



Lease Rate
\$ 8.00 psf, NNN



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