

# RETAIL CENTER FOR LEASE

## UNION SILO PLAZA • PHASE II

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HWY 50 & PRAIRIE DELL ROAD • UNION, MO

- 8,000 SF total, divisible to 1,400 SF
- **Current Tennants**  
*Dollar Tree • Snap Fitness  
 Missouri Baptist University  
 Tan Company • Subway  
 Advance America • Traffic Law Center  
 T's Liquor Lane • Union Nail*
- New, high quality construction
- Located at the lighted intersection of Prairie Dell Road & Hwy 50
- Adjacent to Wal-Mart Supercenter & across from East Central College
- Building & Pylon signage available

**Traffic Counts: 24,146 VPD on Hwy 50**

**Lease Rate: \$12 NNN**



### U.S. Census Demographics

	3 Miles	5 Miles	10 Miles
Population	10,344	17,274	57,002
Households	3,944	6,503	21,620
Avg HH Inc	\$37,748	57,228	60,441



Commercial Real Estate Broker & Developer

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