

Hy-Vee Anchored Small Shops for Sale

MARYVILLE TOWN CENTER

S Main St & E South Ave :: Maryville, MO 64468



CURRENT TENANTS:

DOLLAR GENERAL®



Euphoria Nails & Salon

Luigi's Italian Restaurant

**1107 S Main St
Maryville, MO 64468**

- 21,443 SF of Retail Small shops
- ±2.31 Acres
- Great mix of National & Local Tenants
- Retail Trade Population in excess of 62,000



FOR MORE INFORMATION
PLEASE CONTACT

JD Christie

913.302.9581

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CHRISTIE DEVELOPMENT
ASSOCIATES, LLC



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INVESTMENT OFFERING SUMMARY

• **TENANTS:**

- Dollar General	10,000 SF
- Sprint	2,281 SF
- Advance America	1,610 SF
- Euphoria Nails & Salon	1,118 SF
- Luigi's Italian Restaurant	4,000 SF
- <u>Vacancy Storage</u>	<u>2,435 SF</u>
TOTAL	21,443 SF

• **NOI: \$161,632**

• **CAP RATE: 8.25%**

• **LEASE/RENTAL TERMS:**

Provided upon signing Confidentiality Agreement

• **BUILDING SIZE:** 21,443 SF

• **PROPERTY SIZE:** ±2.31 Acres

• **NOTES :**

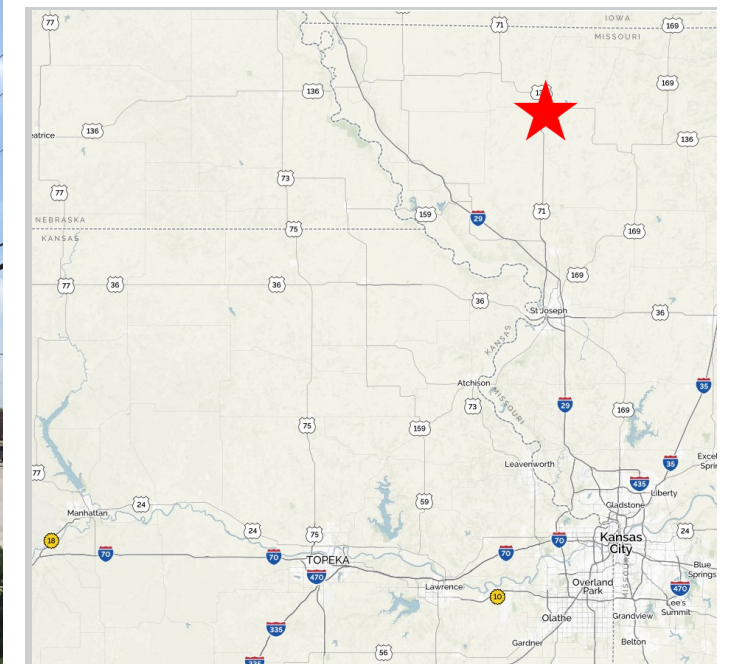
- New roof in 2009
- Asphalt repair in 2016
- Dollar General & Sprint – new HVAC in 2014



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Surrounding Area Demographics

Estimated for 2016

	1 mile	3 miles	5 miles
Population	4,797	13,688	15,188
Average Household Income	\$48,003	\$43,819	\$45,732
Median Household Income	\$35,173	\$31,173	\$32,152

MAJOR AREA EMPLOYERS



Quick Facts

Maryville is a city and county seat of Nodaway County, Missouri. It is home to Northwest Missouri State University, Northwest Technical School, and the Missouri Academy of Science, Mathematics and Computing.

There are two major US Highways in Maryville US Route 71 and US Route 136 intersect on the eastern side of the city. A branch of US 71, US Route 71 Business, serves as the main street for the city. Route 46, Route 148, and Route V also provide access outside of the city.

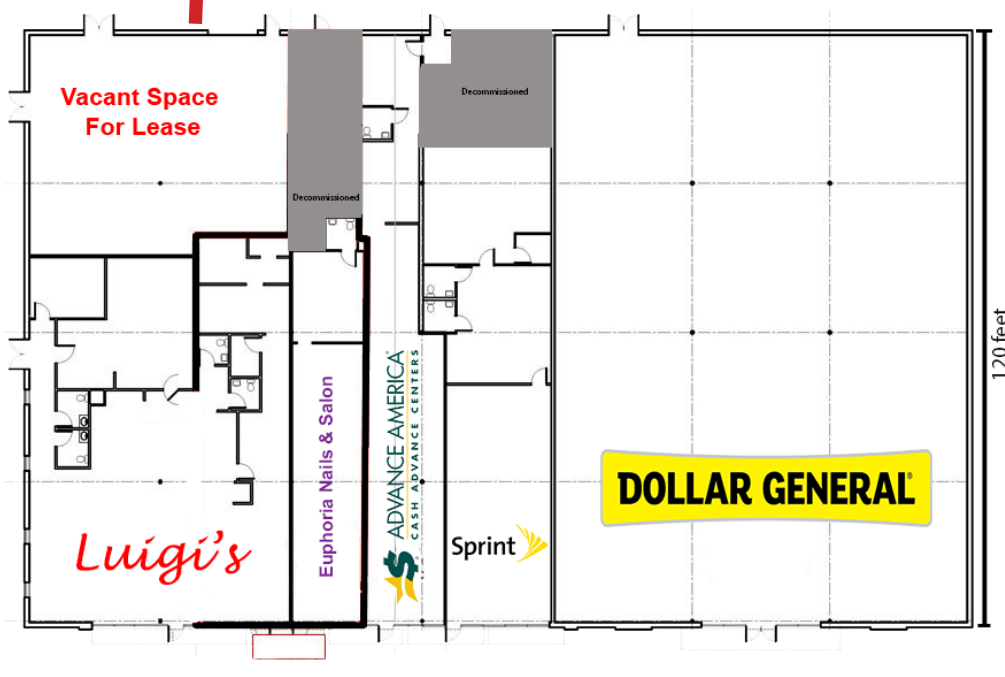
Distance to:
Iowa State Line: 20 miles Kansas State Line: 50 miles
Kansas City: 90 miles

This information has been secured from sources we believe to be reliable, but we make no representations of warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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