



LOCATION.
commercial real estate

KIRKSVILLE COMMONS

2301 N. BALTIMORE STREET

KIRKSVILLE, MO

FUTURE EXPANSION

SHOE sensation

Marshalls

PET SMART

HOBBY LOBBY

Arbys

SITE 0.94 ACRES

T-Mobile

KFC

Wendy's

SITE 1.54 ACRES

Ruby Tuesday

NEW HAMPTON INN HOTEL

AYERCO

McDonald's

FACTORY CONNECTION

RAC Rent-A-Center

HIBBETT SPORTS

Walmart 200,000 SF +/-

Highway 6

5,125 (2019)

BURGER KING

Comfort INN

verizon

usbank

DOLLAR GENERAL

maunices

DOLLAR TREE

SHOE SHOW

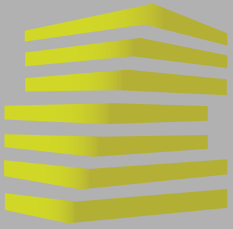
N. Baltimore St.

16,770 (2019)

SONIC

ALDI
RECENTLY REMODELED

US Cellular



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NEIGHBORHOOD VIBE

BRIAN DEUTSCH

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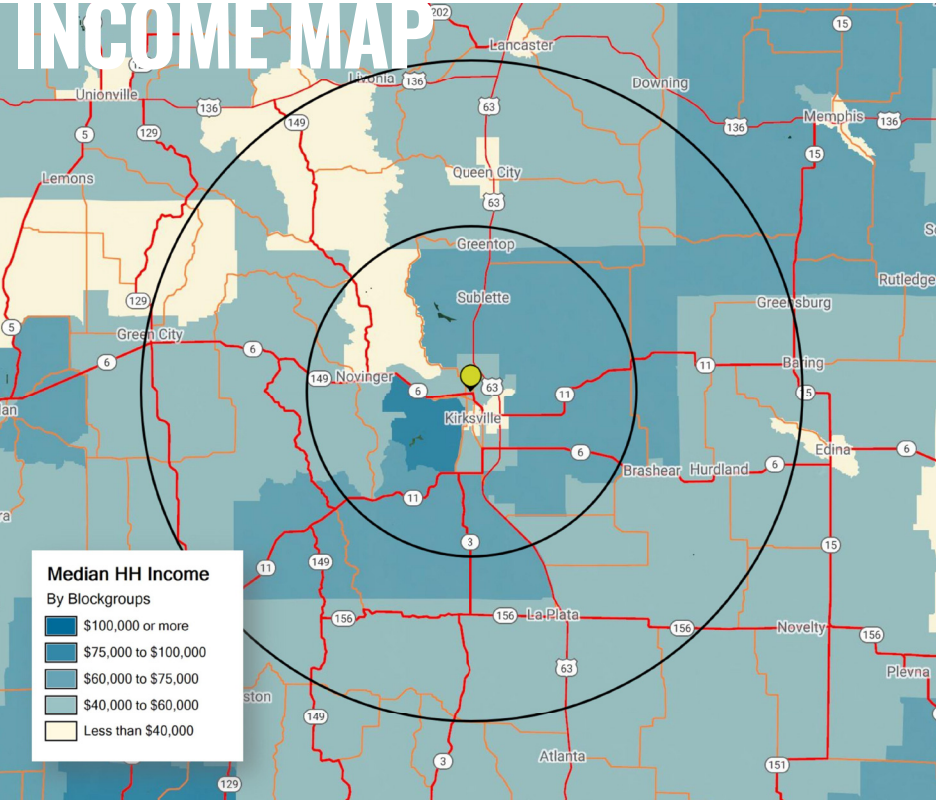
MIKE PETTIT

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INCOME MAP



The largest city in Northeastern Missouri, Kirkville is a regional hub with rare retailers and amenities that draw consistently from a 40 mile radius and an eight county region including Macon, Shelby, Knox, Scotland, Schuyler, Putnam, Sullivan, Linn and Adair Counties in Missouri.

Kirkville offers resources, amenities and a diverse business community that reinforces the wide market attraction to the area. Kirkville is home to one of the nation's most well-established, multidisciplinary health care universities (A.T. Still University - 3,293 students and 648 academic staff members), a highly ranked liberal arts and sciences university (Truman State University - 6,200 students and 370 academic staff members), a 3,000 acre state park and some of the nation's top hunting grounds. In late 2015, Kirkville closed in on a \$229 million expansion of the local Kraft Heinz Company plant. The expansion will add 69 more jobs to the plant, while maintaining 479 current employees.



2020 DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	10 MILES	20 MILES	40 MILES
				<u>23,810</u>	<u>32,576</u>	<u>91,786</u>
				<u>9,657</u>	<u>13,317</u>	<u>38,483</u>
				<u>\$57,803</u>	<u>\$56,600</u>	<u>\$58,949</u>



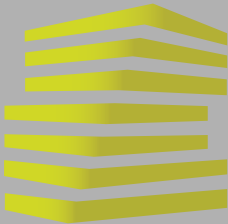
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SITE PLAN

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- OUTPARCELS IN FRONT OF NEWLY CONSTRUCTED 100,000 SF RETAIL CENTER ANCHORED BY HOBBY LOBBY, PETSMART, AND MARSHALLS
- ACROSS THE STREET FROM 200,000 +/- SF WALMART SUPERCENTER
- SOUTH OF HOME DEPOT AND MENARDS
- 0.94 - 1.54 ACRE OUTPARCEL OPPORTUNITIES AVAILABLE FOR SALE, LEASE, OR BUILD TO SUIT
- KIRKSVILLE KRAFT FOODS/ OSCAR MAYER PLANT RECENTLY COMPLETED A \$229 MILLION EXPANSION
- HOME TO TRUMAN STATE UNIVERSITY WITH 6,200 STUDENTS AND 370 STAFF MEMBERS

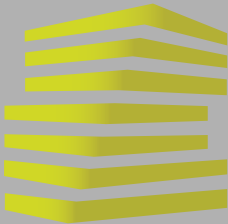


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MARKET AERIAL

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