

BEDFORD CENTER

HWY 100 + LEWIS & CLARK DR

WASHINGTON, MO

SITES

MERCY HOSPITAL WASHINGTON

WASHINGTON HIGH SCHOOL
WASHINGTON MIDDLE SCHOOL

ALDI

ACE
ORSCHELN FARM & HOME

Walgreens

Walmart

100

22,649 (2019)

18,989 (2019)

100

25,903 (2019)

HARBOR FREIGHT

JCPenney

Target
five BELOW
maurices
DOLLAR TREE
CAFO

PETSMART

DICK'S

LOWE'S

Schnuck's

petco
BIG LOTS!

sears

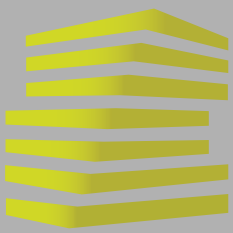
FAMOUS
Michaels

47

KOHL'S
ROSS
DRESS FOR LESS
SHOE CARNIVAL
dressbarn
CLOSED
ULTA
Marshalls
JOANN



LOCATION.
commercial real estate



BEDFORD CENTER

NEIGHBORHOOD VIBE

BILL SIEMS

314.818.1566 (OFFICE)
314.363.8327 (MOBILE)
Bill@LocationCRE.com

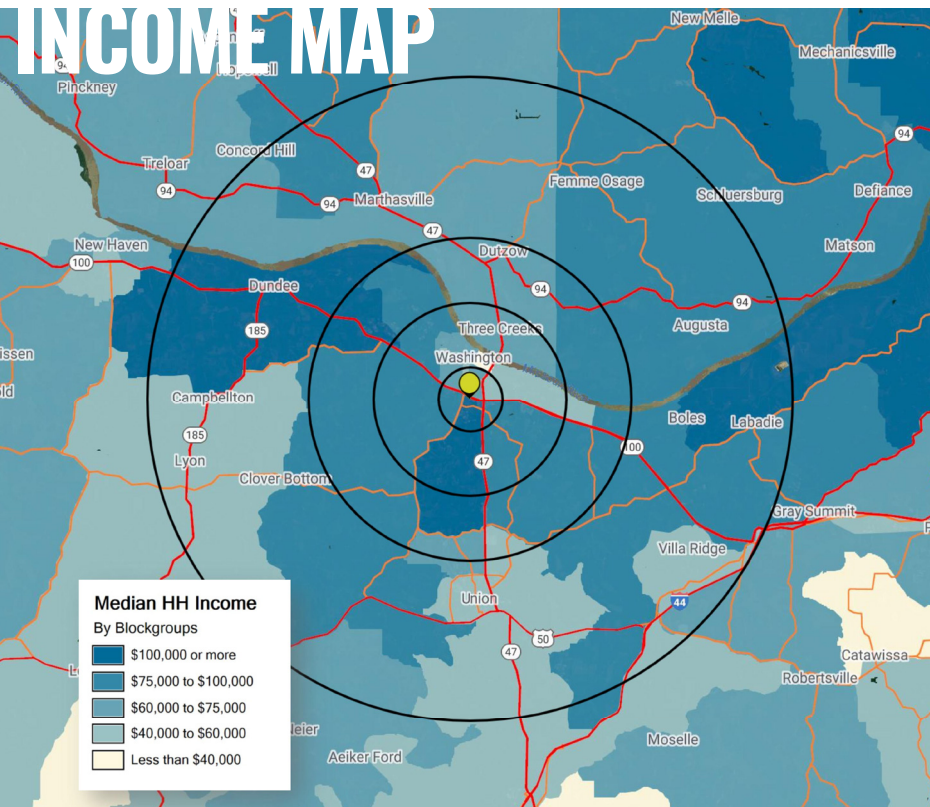
BEN WEIS

314.818.1563 (OFFICE)
314.629.6532 (MOBILE)
Ben@LocationCRE.com

SCOTT BITNEY

314.818.1550 (OFFICE)
314.276.4673 (MOBILE)
Scott@LocationCRE.com

INCOME MAP



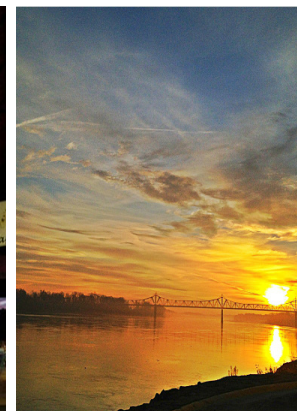
Washington, Missouri is located approximately 50 miles west of downtown St. Louis, Missouri. It sits at the junction of state highways 100 and 47 with one of the few bridges over the Missouri River. It is an hour's drive from downtown St. Louis via Interstate 44 or 70, and even less from suburban St. Louis County.

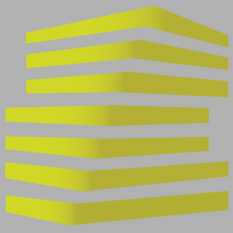
Washington was one of the first American cities west of the Mississippi River. Washington is located on the Missouri River at the point where the River reaches its most Southern point. While not officially founded until May 29, 1839, there were settlers living at this location when Lewis and Clark started their trip to the west in 1804.

Today, Washington is a thriving city with a growing population. A center for shopping and medical services (including Mercy Hospital - Washington, with 187 beds) for the surrounding area, it is a wonderful city of parks, churches, public and parochial schools, commerce, and industry. Washington is the largest community between St. Louis County and Jefferson City. Washington serves as the retail hub and industrial development leader of the County.

2020 DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME
1 MILE	5,536	2,429	\$84,222
3 MILES	17,215	7,530	\$85,174
5 MILES	21,936	9,377	\$88,545
10 MILES	53,030	21,727	\$85,030





BEDFORD CENTER

SITE PLAN & DETAILS

BILL SIEMS

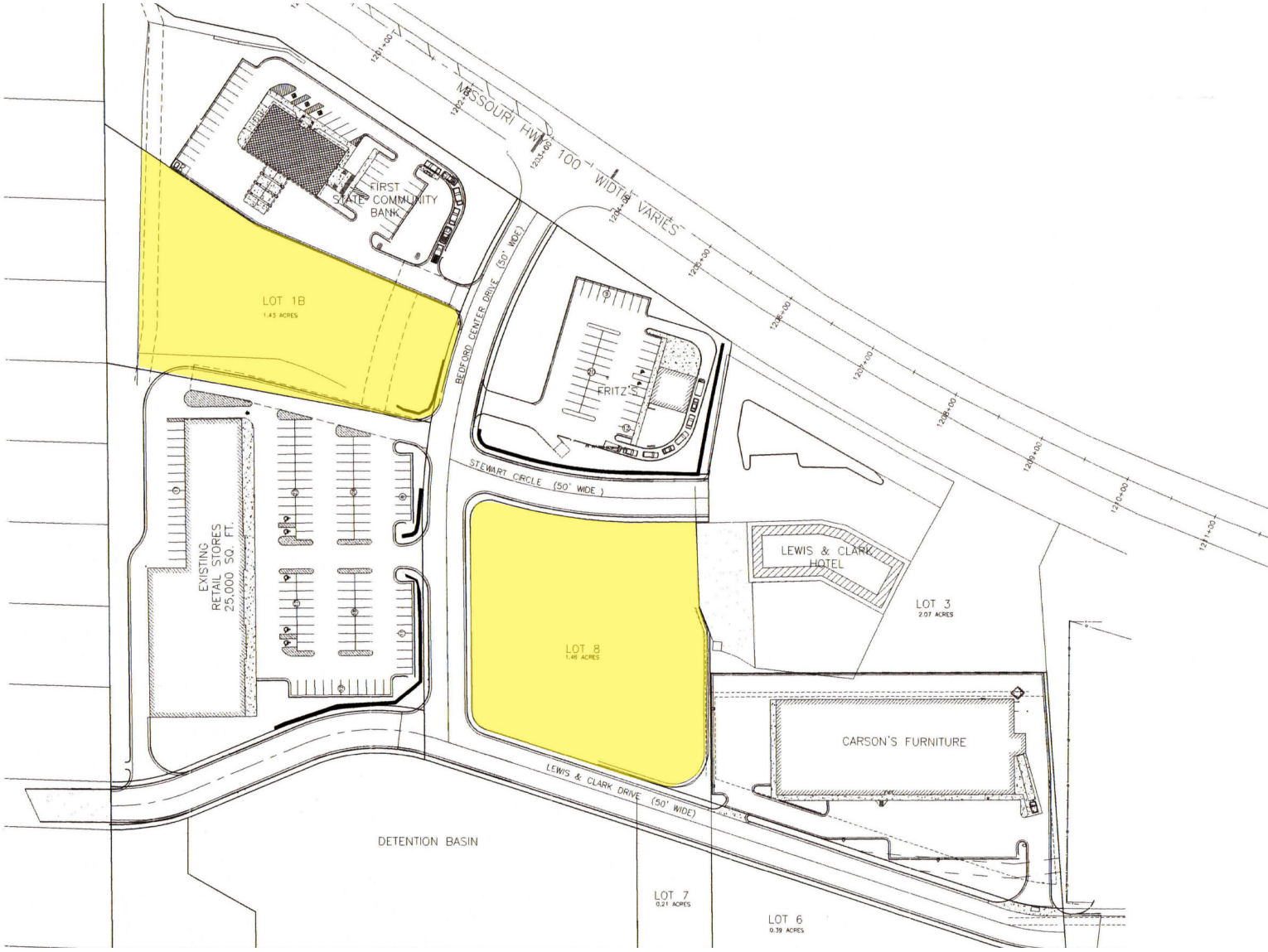
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- TWO PAD OPPORTUNITIES IN WASHINGTON, MISSOURI
- 1.43 - 1.46 ACRES WITH VARYING CONFIGURATIONS
- OWNER WILL SELL OR LEASE
- CALL BROKER FOR PRICING



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