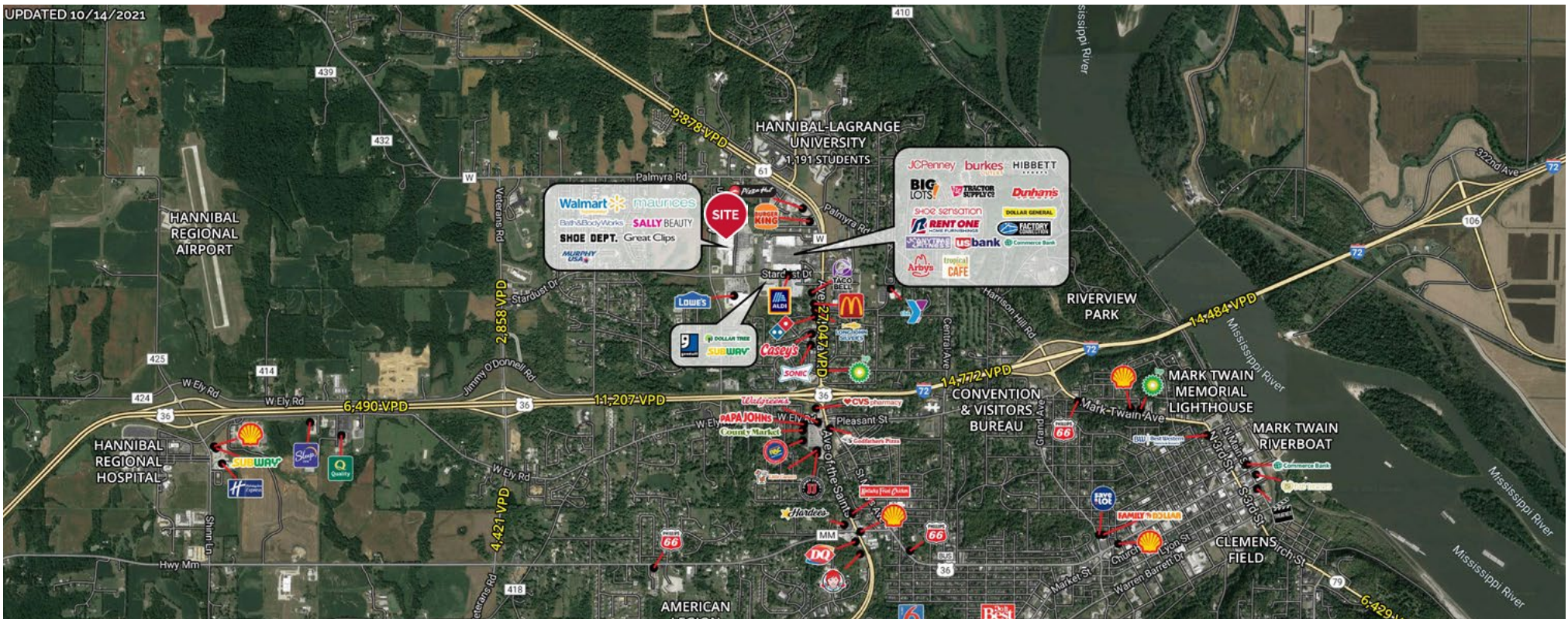


UPDATED 10/14/2021



2022 DEMOGRAPHICS

3 Mile | 5 Miles | 10 Miles



Population

17,574 | 20,702 | 30,492



Daytime Population

10,250 | 11,467 | 14,281



Median Household Income

\$52,716 | \$54,696 | \$57,487

RETAIL & LAND FOR LEASE

Riverbend Plaza

3650 Stardust Drive | Hannibal, Missouri 63401

Retail available: 3,000 - 8,000 SF | Call for Details, NNN

Land available: 1-2.06 +/- AC | Call for Ground Lease Rate Details



PROPERTY DETAILS

Pylon signage available

- Signalized access from north and south entrances
- Highly-traveled area in largest city in Marion County
- Highway 61: 27,047 VPD | Stardust Drive: 7,708 VPD

Evan Barnett

314.785.7678 | ebarnett@paceproperties.com

Patrick Willett

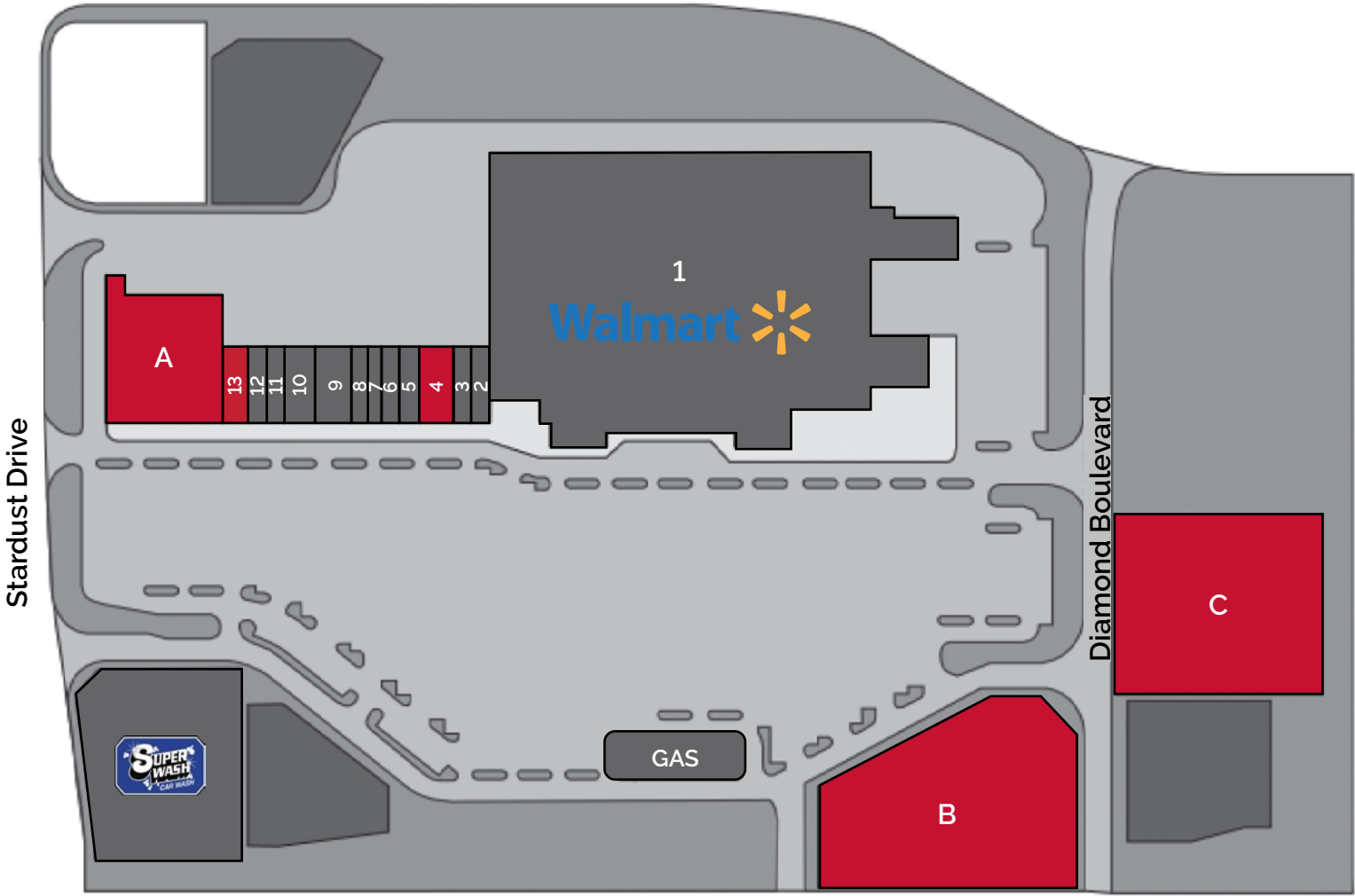
314.785.7631 | pwillett@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Site Plan



Space	Status	SF	Space	Status	SF
1	Walmart	184,435	9	Maurice's	7,000
2	Bath & Body Works	2,500	10	Shoe Dept.	5,000
3	US Cellular	2,500	11	Q-Nail	1,500
4	AVAILABLE	8,000	12	Okinawa Hibachi & Sushi	1,500
5	Sally Beauty	1,500	13	AVAILABLE	3,000
6	Advance America	1,500	A	AVAILABLE	1.00 AC
7	Great Clips	1,500	B	AVAILABLE	2.06 AC
8	GameStop	1,500	C	AVAILABLE	1.46 AC