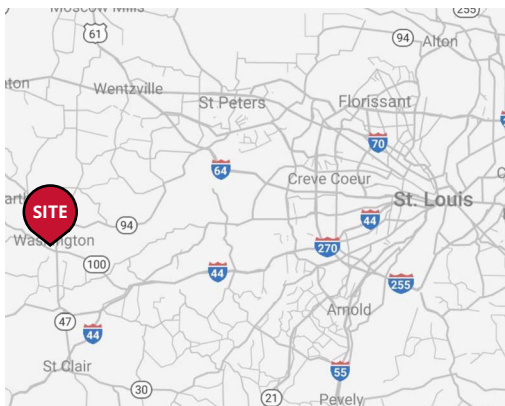


PACE

PROPERTIES



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

6,305 | 17,994 | 23,370



Daytime Population

5,789 | 13,984 | 17,986



Median Household Income

\$86,348 | \$82,046 | \$86,172



FOR LEASE

Washington Corners | Highway 47 & Highway 100 | Washington, Missouri
2,100 - 3,000 SF Inline Space | Lease Rate: \$14.00/SF, NNN
Triple Nets: \$3.03/SF (2025 estimate)

PROPERTY DETAILS

Excellent location at high volume intersection

Pylon signage available

Ample parking

Highway 100 - 22,740 VPD

Highway 47 - 19,851 VPD

Ashley Krekovich

314.785.7613

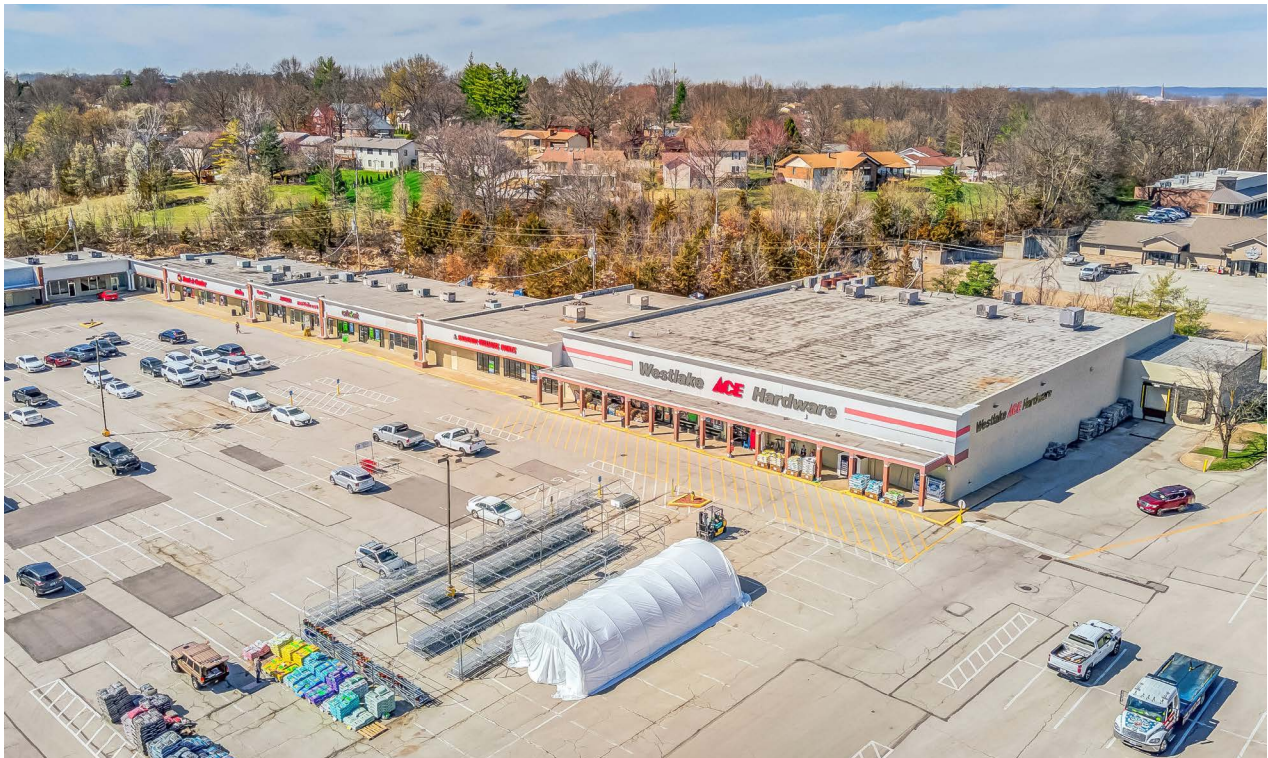
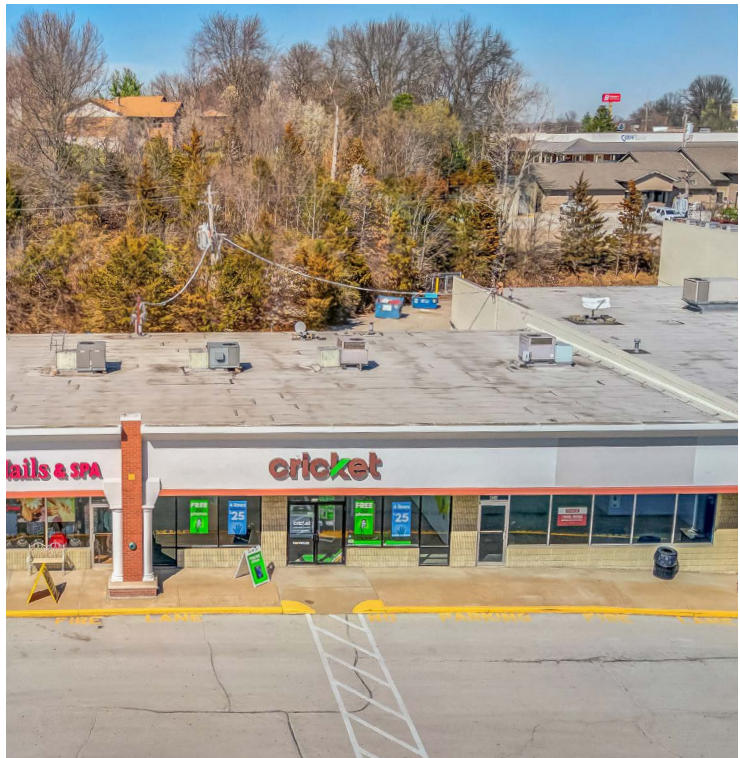
akrekovich@paceproperties.com

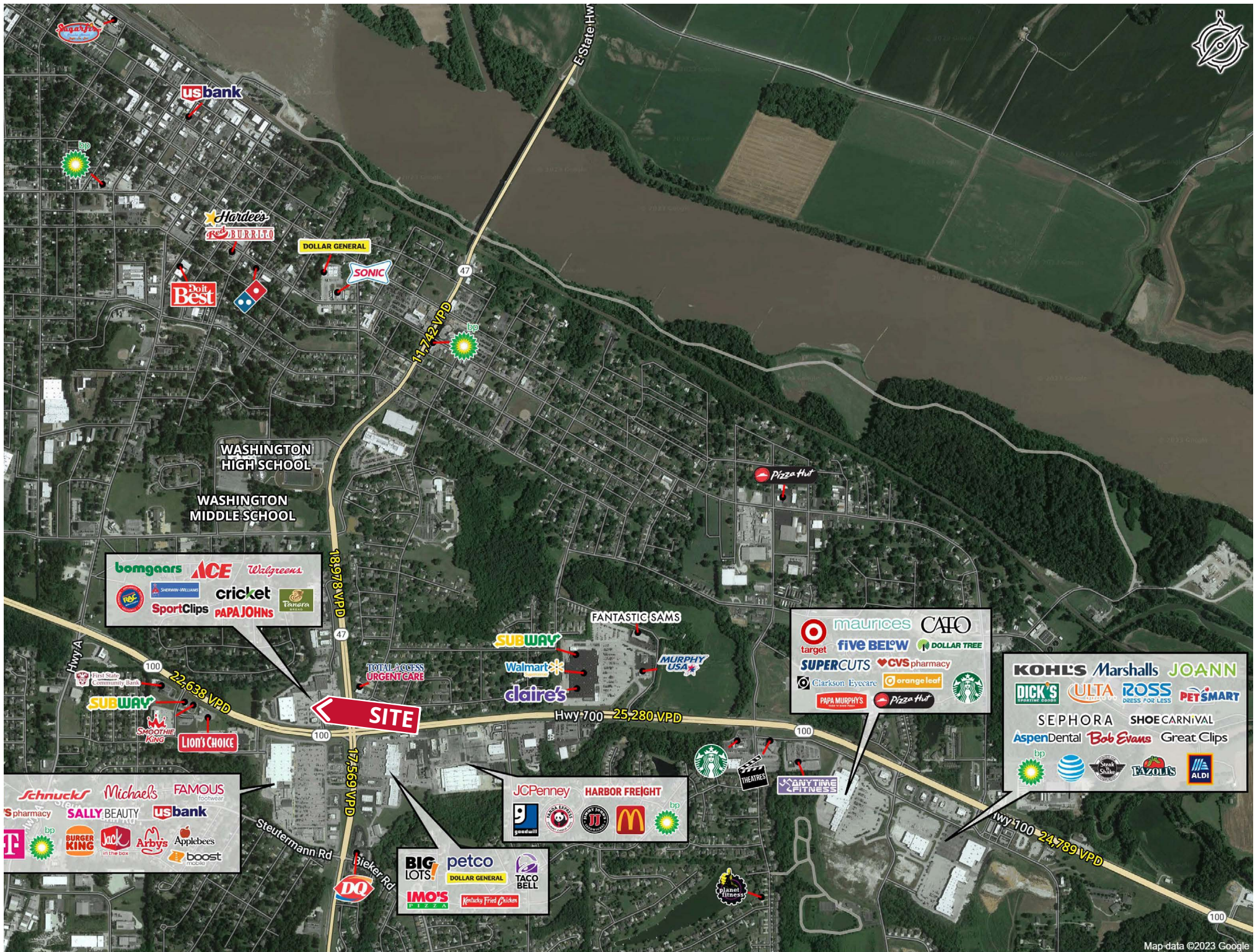
PACEPROPERTIES.COM | 314.968.9898

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

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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.





Space	Status	SF
1	Bomgaars	52,600
2	AVAILABLE	3,000
3	Rent-A-Center	5,230
4	Papa Johns	1,200
5	Sport Clips	1,400
6	Brune Jewelers	1,050
7	Pro Nails	1,400
8	Cricket	2,450
9	AVAILABLE	2,100
10	Sherwin Williams	8,050
11	Ace Hardware	25,168
12	Panera Bread	4,361
Total GLA: 108,009 SF		

