



PRESS PLACE
1,350 SF AVAILABLE
FOR LEASE
RETAIL/RESTAURANT

200 S WESTWOOD
POPLAR BLUFF, MO

Asking Rate: \$15/sf (+\$2.00 NNN)
Call for Info: 314.580.4095

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OVERVIEW



PROPERTY HIGHLIGHTS

- New Presence on Westwood
- 32,000+ VPD!!!
- New Monument Signage Optional
- Added Parking Spaces

PROPERTY SUMMARY

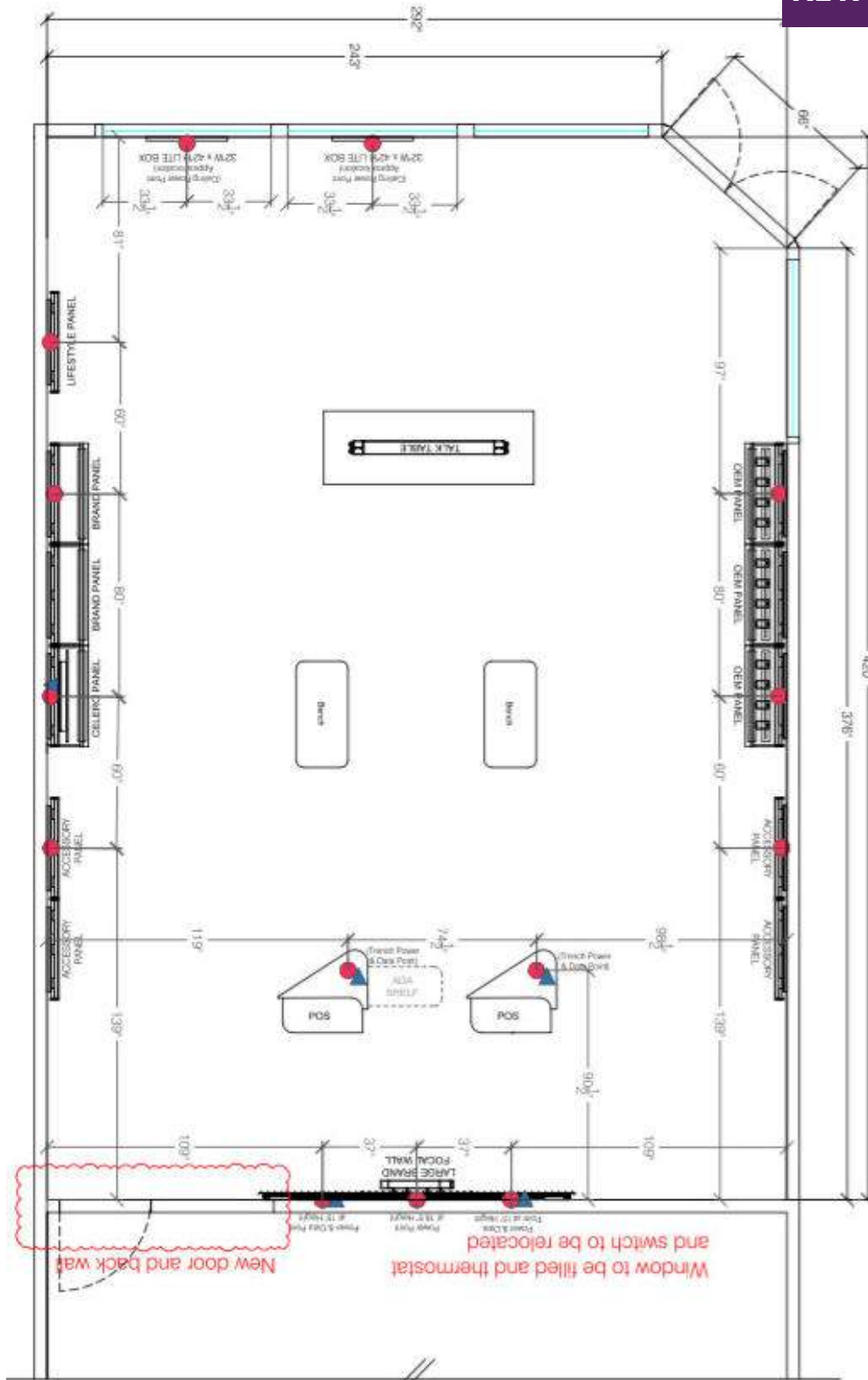
- Asking Price: \$15/sf+NNN
- Year Renovated: 2023
- Lot Size: .6 Acres
- Building SF: 8,150 SqFt.



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**1,350sqft. AVAILABLE
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COMMUNITY OVERVIEW

Situated in Southeast Missouri midway between St. Louis, Missouri, and Memphis, Tennessee, our city is home to about 17,000 people. Poplar Bluff serves as a regional hub for education, health care, business and light industry for over 100,000 people.

The Poplar Bluff region is home to a large Briggs & Stratton presence, and has significant strengths and talent when it comes to advanced manufacturing. Manufacturing jobs represent 18.2 percent of the regional workforce, a higher percentage than the state as a whole. The regional workforce totals more than 81,000 and Butler County is a Certified Work Ready Community and there is an ample supply of qualified labor in the region.

The region has quick Interstate access via US 60, 63, 67 and 160, is served by two Class 1 railroads and less than a one hour drive to the Southeast Missouri Port on the Mississippi, allowing unrestricted access to Gulf of Mexico and global destinations.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,688	19,283	27,785
MEDIAN HH INCOME	\$38,589	\$45,268	\$52,245
HOUSEHOLDS	2,996	9,256	12,820
DAYTIME POPULATION		45,000+	

