



# CITY OF CHARLESTON

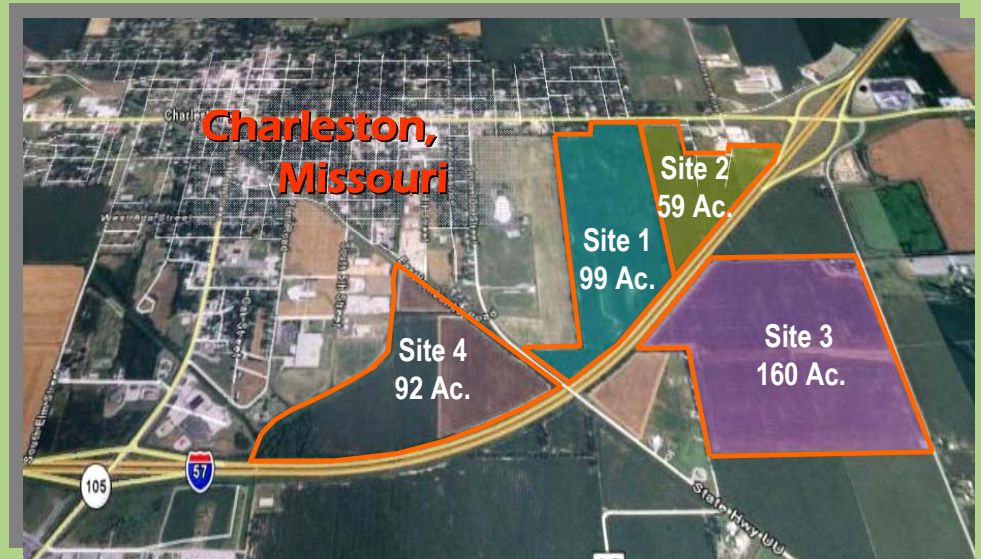
## *Seeks Development Partners*

### *410 Acre Retail - Commercial Destination*

The City of Charleston, Missouri has assembled 410 level acres, 11,000 l.f. of Interstate Highway frontage, under exclusive option/fixed purchase prices along Interstate 57. The City will provide land, zoning, infrastructure, & development financing for the *right partners*.

### **Crossroads of a Four-State Trade Area**

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Member: International Council of Shopping Centers

## Building Sites Suitable for:

👍 Highway Retail/Commercial

👍 Distribution Centers

👍 Office/Warehousing

Development Incentives/Public Financing  
Available for all Infrastructure and Utility Needs

## Major National/Regional Chains located within a 15 minute drive :

<i><b>Retailers</b></i>		<i><b>Restaurants</b></i>	
Hood's	Sears	Applebee's	McDonald's
J.C. Penny	Walgreen's	Arby's	Pizza Hut
Lowe's	Wal-Mart	Burger King	Pizza Inn
Orscheln Farm & Home		Dairy Queen	Subway
		Domino's Pizza	Taco John's
		Long John Silver's	

### Drive Time Demographics

#### 10 Minute Drive Time

Population: 5,812  
Households: 2,161  
Disposable H.H. Income: \$23,556  
Retail/Food Trade: \$45,636,337 (59)

#### 20 Minute Drive Time

Population: 28,228  
Households: 11,503  
Disposable H.H. Income: \$26,503  
Retail/Food Trade: \$492,975,105 (350)

#### 30 Minute Drive Time

Population: 48,481  
Households: 19,334  
Disposable H.H. Income: \$26,980  
Retail/Food Trade: \$689,962,661 (483)

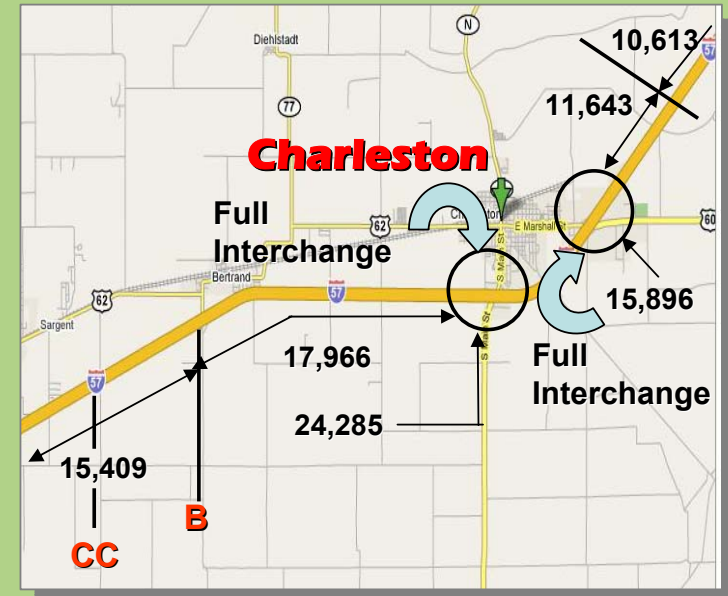


# Current Retail Opportunities within Charleston Trade Area (by Industry Group)

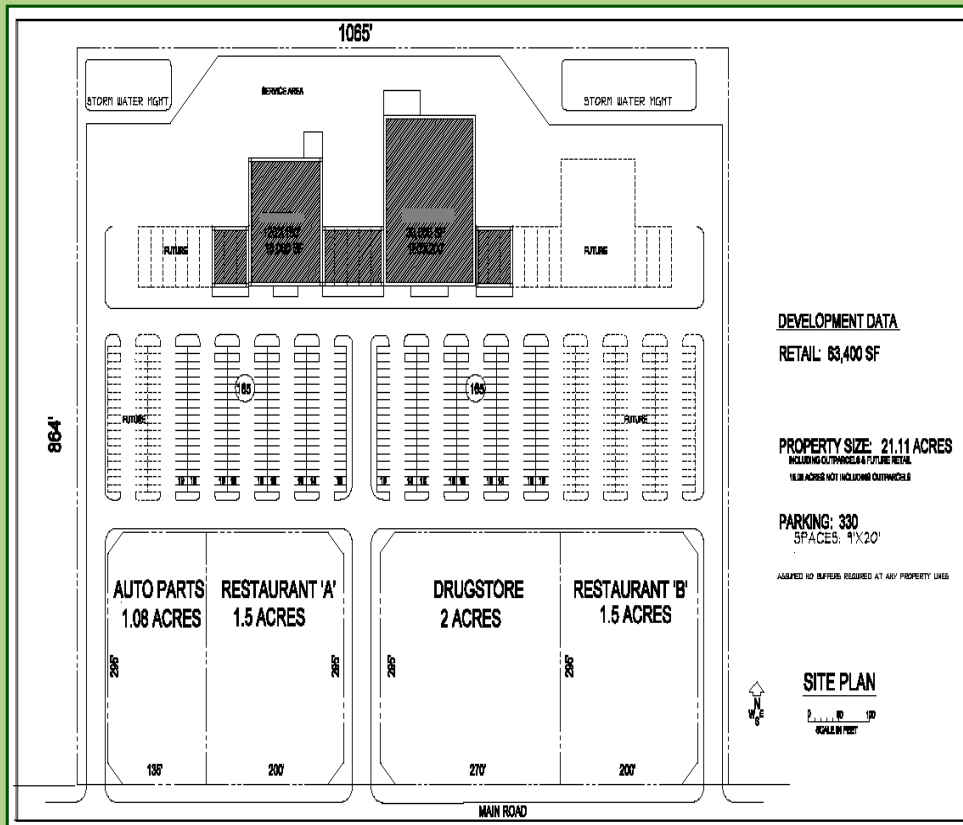
**Note:** Positive Values represent “leakage” of retail opportunity outside Trade Area

## Retail “Gap” - Unsatisfied Demand (Leakage Factor)

	<b>10 Minute Drive Time</b>	<b>20 Minute Drive Time</b>	<b>30 Minute Drive Time</b>
<b>General Merchandise</b>	\$3,892,396 (+39.1)	\$4,851,266 (+9.6)	
<b>Motor Vehicle &amp; Parts</b>	\$3,224,116 (+21.1)		
<b>Electronics &amp; Appliance</b>	\$882,952 (+59.7)	\$1,110,165 (+10.6)	\$3,588,702 (+25.1)
<b>Bldg Materials, Garden Equip. &amp; Supply</b>	\$1,088,421 (+73.0)		
<b>Food &amp; Beverage</b>	\$560,991 (+6.1)		
<b>Grocery</b>	\$757,421 (+8.8)		\$1,799,767 (+2.0)
<b>Clothing</b>	\$537,419 (+52.6)		
<b>Sporting Goods, Hobby, Book &amp; Music</b>	\$108,875 (+100.0)		
<b>Office Supplies, Stationary &amp; Gift</b>	\$285,390 (+70.4)	\$529,981 (+21.9)	\$969,204 (+23.2)
<b>Food Services &amp; Drinking</b>	\$1,161,834 (+14.4)		
<b>Full-Service Restaurants</b>	\$2,438,716 (+100.0)		



**Average Daily Traffic  
I-57**



**DEVELOPMENT DATA**

RETAIL: 63,400 SF

PROPERTY SIZE: 21.11 ACRES  
INCLUDING OUTPARCELS & FUTURE RETAIL  
 13.8 ACRES NOT INCLUDING OUTPARCELS

PARKING: 330  
 SPACES: 9'X20'

ADDED 10 SPACES REQUIRED AT ANY PROPERTY USES

**SITE PLAN**

1" = 10' (UP)  
 SCALE IN FEET

**Concept Site Plan – Site 2**

**(All Utilities Available)**

**Charleston Trade Area  
 Demographics**

***Projected Population (2012) – 24,583***

***Projected Households (2012) – 10,323***

***Median Age 37.0 years***

***Owner-Occupied Households 66.6%***

***Income:***

***Estimated Per Capita \$18,012***

***Estimated Average HH \$40,032***

***Estimated Average Family \$47,797***

***Charleston, Missouri:***

***“One of the 10 Best Small Towns  
 Of America”***

*Travel Holiday Magazine, April 2003*