



**WEST PLAINS MARKETPLACE**  
1401-1415 Mitchell Rd  
**WEST PLAINS, MISSOURI**



## **PROPERTY HIGHLIGHTS**

- o Located in the heart of all major retail in West Plains
- o Near Walmart, Big Lots, and many places to eat
- o Fantastic anchor tenant, Westlake Hardware (Ace)
- o West Plains is the only major retail town within a 70-mile radius
- o 305 Parking Spaces



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## Population

	10 Mile	15 Mile	20 Mile
2023 Estimated	17,080	23,478	29,638
2028 Projected	16,850	23,556	29,902
2020 Census	17,118	23,416	29,505
2010 Census	16,924	23,502	29,942

## Households

	10 Mile	15 Mile	20 Mile
2023 Estimated	7,172	9,713	12,160
2028 Projected	6,804	9,383	11,820
2020 Census	7,105	9,566	11,947
2010 Census	6,940	9,480	11,977

## Average Household Income Estimates

	10 Mile	15 Mile	20 Mile
2023 Average	\$59,927	\$63,482	\$64,734
2023 Median	\$46,992	\$47,332	\$46,986
2023 Per Capita	\$25,383	\$26,425	\$26,694

## ABOUT WEST PLAINS

West Plains is in south central Missouri, roughly forty-five minutes from the Missouri-Arkansas Border. Mountain Home, Arkansas is the nearest city and about an hour away. West Plains is located at the center of many small towns in South Central Missouri and North Central Arkansas, which makes it the largest city within 100 miles of south-central Missouri. Approximately 24,000 people make up the 10-mile radius of West Plains, however the small towns that rely on West Plains for goods and services totals to roughly 65,000 people. West Plains has many nature walks, spring-fed streams, and a variety of parks. All this said, West Plains is the place you want to be if you are looking for a small town feel with the big city convenience.





## American Realty & Development

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American Realty & Development has developed millions of square feet in retail space through our specialization in free standing and multi-tenant centers. We have multiple construction managers and subcontractors on staff who have worked for us exclusively for the last 20 years. Our business has helped connect us with many great clients over the years who have also become great friends. We are Varco Pruden builders. American Realty & Development was established 25 years ago by Kevin Guffey, who has filled his office with many family members including his two children. We are the definition of a family run business. Kevin's knowledge of commercial real estate includes retail centers, triple-net single-tenant retail, quick service restaurants, site selections, land, and development.

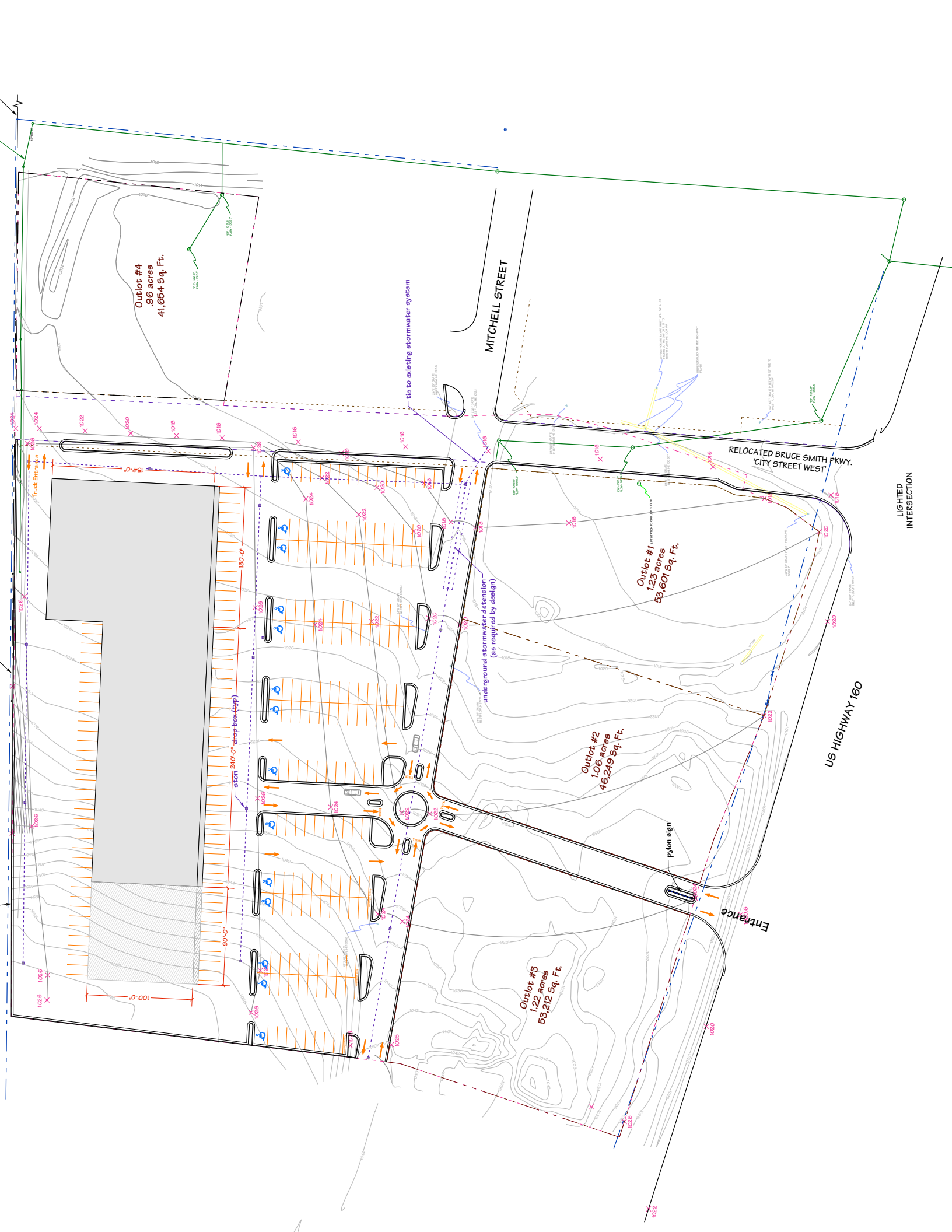


Walgreens



American Realty & Development





Outlot #4  
.96 acres  
41,654 Sq. Ft.

MITCHELL STREET

RELOCATED BRUCE SMITH PKWY,  
CITY STREET WEST

Outlot #1  
1.23 acres  
53,601 Sq. Ft.

Outlot #2  
1.06 acres  
46,249 Sq. Ft.

Outlot #3  
1.22 acres  
53,212 Sq. Ft.

US HIGHWAY 160

LIGHTED  
INTERSECTION

tie to existing stormwater system

underground stormwater detention  
(as required by design)

pylon sign

Entrance

Truck Entrance

240'-0" drop-park (typ)

137'-0"

90'-0"

100'-0"

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