



AURORA MARKETPLACE
300-302 EAST DYRE STREET
AURORA, MISSOURI



PROPERTY HIGHLIGHTS

- Located next to a Walmart Supercenter and next to Braums Grocery and Restaurant
- Near the intersection of Highways 39 and 60
- Built in 2021
- 99 Parking Spaces
- 19,000 square feet of new retail space



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SITE

Population

| | 5 Mile | 10 Mile | 15 Mile |
|------------|--------|---------|---------|
| 2023 Est. | 11,605 | 22,886 | 54,589 |
| 2028 Proj. | 11,287 | 23,132 | 55,140 |
| 2020 Cen. | 11,610 | 22,511 | 53,823 |
| 2010 Cen. | 12,058 | 23,192 | 53,471 |



Households

| | 5 Mile | 10 Mile | 15 Mile |
|----------------|--------|---------|---------|
| 2023 Estimated | 4,657 | 8,967 | 21,052 |
| 2028 Projected | 4,347 | 8,752 | 20,769 |
| 2020 Census | 4,606 | 8,719 | 20,534 |
| 2010 Census | 4,677 | 8,923 | |



Average Household Income Estimates

| | 5 Mile | 10 Mile | 15 Mile |
|------------|----------|----------|----------|
| 2023 Ave. | \$68,845 | \$72,936 | \$77,133 |
| 2023 Med. | \$47,360 | \$54,156 | \$56,559 |
| 2023 Per C | \$27,656 | \$28,648 | \$29,846 |





American Realty & Development

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ABOUT AURORA

Located in southwest Missouri Aurora was established as a mining town. Known for mining Galena Ore and Zinc Ore. Aurora is known for Honey Creek Conservation area which provides access to the Nodaway River for fishing, camping areas, hiking trails, woodland areas, and fields to explore. Aurora is located roughly an hour from Joplin, Branson, and Northwest Arkansas.



ABOUT AMERICAN REALTY

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



Casey's

True Value

SUBWAY



DOLLAR GENERAL

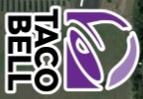
AutoZone



CONOCO

Hardee's

Sutherlands



Walmart
Supercenter

DOLLAR TREE

VaporWorld





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