



Gannon Plaza Festus, Missouri Anchor: Home Depot, Schnucks

Clay Trozzo
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2,480/sf Available For Lease



LEASE SPACE
2,480/sf Available

LEASE RATE
Please call for quote

TERM
Minimum 5 year primary term

NNN
Please call for quote

FINISH OUT
Please call for quote

Location/

SEC I-55 and Veteran's Blvd., Festus, MO

Traffic Counts/

I-55 Southbound: 17,073 cpd
I-55 Northbound: 18,274 cpd

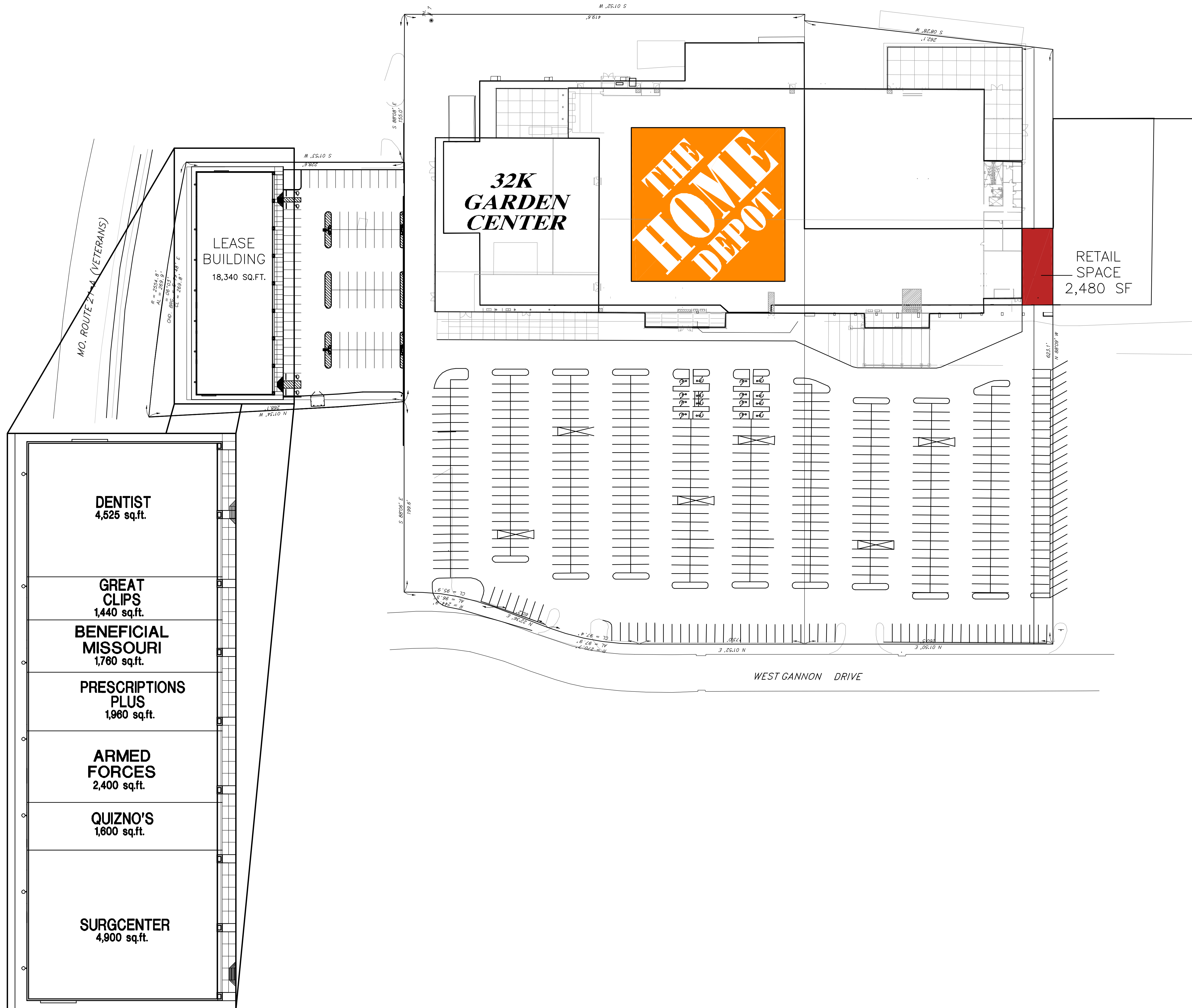
Facts/

On & Off Ramp directly adjacent to property

Demographics 2017	3mi	5mi	7mi
Population	22,621	35,002	45,856
Avg. HH Income (\$)	63,870	64,479	66,043
Number of HH	9,019	13,744	17,740



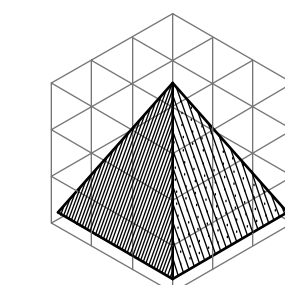
This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.



**GANNON PLAZA
FESTUS, MO**



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HOUSTON, TEXAS 77041
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CHARLES L. THOMPSON ARCHITECTURE
AND ASSOCIATES INTERIORS
PLANNING

7680 WOODWAY, SUITE 580
HOUSTON, TEXAS 77063-1638
(713) 266-7250 FAX: (713) 782-8809

5/01/2007

0 25' 50' 75' 100'
SCALE: 1" = 50' GRAPHIC SCALE

**SITE DEVELOPMENT
PLAN**

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.
FESTUS 5-1-07.DWG



Gannon Plaza—Festus, MO
Clay Trozzo

Anchor—Home Depot
ctrozzo@propertycommerce.com

281-668-3444

Hwy 55

Veterans Blvd

For Lease
2,480/sf
Available



Gannon Plaza

Description	I 55 N AT VETERANS BLVD, FESTUS, MO, 63028: Radius Analysis Area Group: Radius 3.0 mile(s)		I 55 N AT VETERANS BLVD, FESTUS, MO, 63028: Radius Analysis Area Group: Radius 5.0 mile(s)		I 55 N AT VETERANS BLVD, FESTUS, MO, 63028: Radius Analysis Area Group: Radius 7.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	23,395		36,217		47,392	
2017 Estimate	22,621		35,002		45,856	
2010 Census	21,538		33,260		43,697	
2000 Census	18,555		28,666		38,305	
Growth 2017 - 2022		3.42%		3.47%		3.35%
Growth 2010 - 2017		5.03%		5.24%		4.94%
Growth 2000 - 2010		16.07%		16.02%		14.08%
Households						
2022 Projection	9,381		14,310		18,460	
2017 Estimate	9,019		13,744		17,740	
2010 Census	8,470		12,867		16,635	
2000 Census	7,098		10,783		14,061	
Growth 2017 - 2022		4.01%		4.11%		4.06%
Growth 2010 - 2017		6.48%		6.82%		6.65%
Growth 2000 - 2010		19.32%		19.33%		18.30%
Family Households						
2022 Projection	6,359		9,959		13,207	
2017 Estimate	6,096		9,548		12,677	
2010 Census	5,689		8,903		11,855	
2000 Census	4,966		7,769		10,434	
Growth 2017 - 2022		4.31%		4.30%		4.19%
Growth 2010 - 2017		7.15%		7.24%		6.93%
Growth 2000 - 2010		14.55%		14.60%		13.62%

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	Total	%	Total	%	Total	%
Pop-Facts Population Quick Facts						
2017 Est. Population by Age	22,621		35,002		45,856	
Age 0 - 4	1,523	6.73%	2,418	6.91%	3,041	6.63%
Age 5 - 9	1,575	6.96%	2,412	6.89%	3,064	6.68%
Age 10 - 14	1,603	7.09%	2,470	7.06%	3,184	6.94%
Age 15 - 17	892	3.94%	1,412	4.03%	1,869	4.08%
Age 18 - 20	785	3.47%	1,249	3.57%	1,661	3.62%
Age 21 - 24	1,008	4.45%	1,623	4.64%	2,173	4.74%
Age 25 - 34	2,813	12.44%	4,422	12.63%	5,695	12.42%
Age 35 - 44	3,033	13.41%	4,660	13.31%	5,993	13.07%
Age 45 - 54	2,796	12.36%	4,335	12.38%	5,900	12.87%
Age 55 - 64	2,863	12.66%	4,463	12.75%	6,109	13.32%
Age 65 - 74	1,947	8.61%	3,052	8.72%	4,110	8.96%
Age 75 - 84	1,207	5.34%	1,748	4.99%	2,210	4.82%
Age 85 and over	576	2.55%	738	2.11%	847	1.85%
Age 16 and over	17,628	77.93%	27,238	77.82%	35,954	78.41%
Age 18 and over	17,028	75.28%	26,289	75.11%	34,698	75.67%
Age 21 and over	16,243	71.80%	25,040	71.54%	33,037	72.05%
Age 65 and over	3,730	16.49%	5,538	15.82%	7,167	15.63%
2017 Est. Median Age	38.7		38.2		38.7	
2017 Est. Average Age	39.3		38.9		39.1	

2017 Est. Population by Single-Classification Race	22,621		35,002		45,856	
White Alone	21,068	93.13%	32,909	94.02%	43,405	94.65%
Black or African American Alone	770	3.41%	939	2.68%	1,020	2.22%
American Indian and Alaska Native Alone	78	0.34%	109	0.31%	146	0.32%
Asian Alone	157	0.70%	203	0.58%	238	0.52%
Native Hawaiian and Other Pacific Islander Alone	9	0.04%	11	0.03%	14	0.03%
Some Other Race Alone	69	0.31%	105	0.30%	143	0.31%
Two or More Races	469	2.07%	727	2.08%	890	1.94%

2017 Est. Population by Ethnicity (Hispanic or Latino)	22,621		35,002		45,856	
Hispanic or Latino	339	1.50%	550	1.57%	738	1.61%
Not Hispanic or Latino	22,282	98.50%	34,452	98.43%	45,118	98.39%

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	Total	%	Total	%	Total	%

2017 Est. Population by Sex	22,621		35,002		45,856	
Male	10,930	48.32%	16,989	48.54%	22,409	48.87%
Female	11,691	51.68%	18,013	51.46%	23,447	51.13%

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	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	9,019		13,744		17,740	
Income < \$15,000	965	10.70%	1,558	11.33%	1,908	10.75%
Income \$15,000 - \$24,999	1,011	11.21%	1,325	9.64%	1,639	9.24%
Income \$25,000 - \$34,999	902	10.00%	1,417	10.31%	1,687	9.51%
Income \$35,000 - \$49,999	1,494	16.57%	2,247	16.35%	2,790	15.73%
Income \$50,000 - \$74,999	1,798	19.94%	2,823	20.54%	3,781	21.31%
Income \$75,000 - \$99,999	1,326	14.70%	2,013	14.64%	2,701	15.23%
Income \$100,000 - \$124,999	730	8.09%	1,079	7.85%	1,489	8.39%
Income \$125,000 - \$149,999	371	4.11%	622	4.53%	868	4.89%
Income \$150,000 - \$199,999	246	2.73%	386	2.81%	535	3.02%
Income \$200,000 - \$249,999	89	0.99%	134	0.98%	174	0.98%
Income \$250,000 - \$499,999	74	0.82%	118	0.86%	143	0.81%
Income \$500,000+	14	0.16%	22	0.16%	26	0.15%
2017 Est. Average Household Income	\$63,870		\$64,479		\$66,043	
2017 Est. Median Household Income	\$51,926		\$52,880		\$55,597	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$52,418		\$53,355		\$56,140	
Black or African American Alone	\$36,469		\$38,883		\$39,570	
American Indian and Alaska Native Alone	\$33,423		\$33,545		\$33,462	
Asian Alone	\$104,831		\$94,866		\$91,545	
Native Hawaiian and Other Pacific Islander Alone	\$143,026		\$145,279		\$144,953	
Some Other Race Alone	\$42,681		\$43,678		\$42,828	
Two or More Races	\$56,375		\$53,877		\$53,749	
Hispanic or Latino	\$74,030		\$65,249		\$63,326	
Not Hispanic or Latino	\$51,615		\$52,692		\$55,474	
2017 Est. Households by Household Type	9,019		13,744		17,740	
Family Households	6,096	67.59%	9,548	69.47%	12,677	71.46%
Nonfamily Households	2,923	32.41%	4,196	30.53%	5,063	28.54%
2017 Est. Group Quarters Population	411		501		558	
2017 Est. Households by Household Size	9,019		13,744		17,740	
1-person	2,531	28.06%	3,601	26.20%	4,309	24.29%

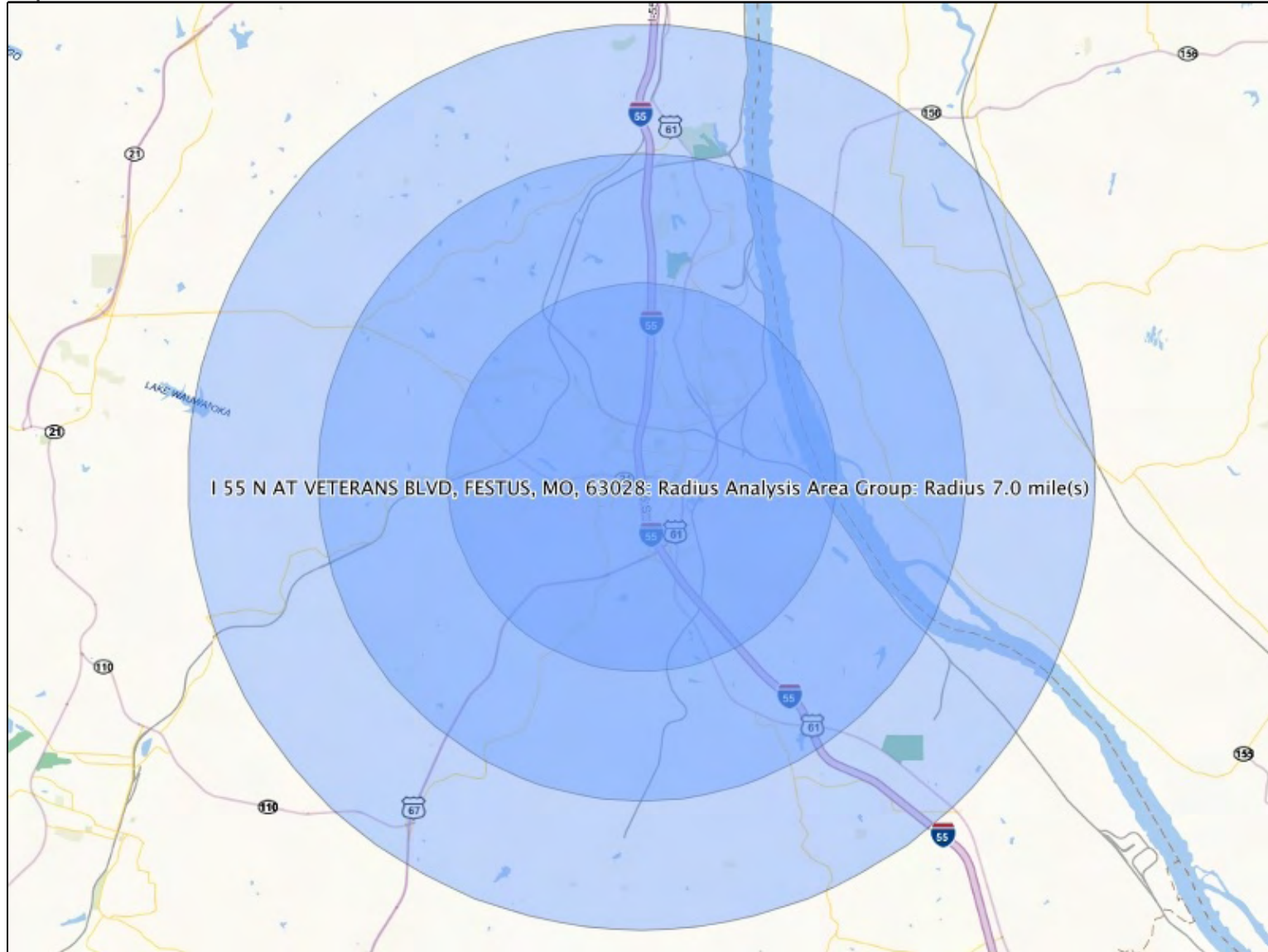
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	Total	%	Total	%	Total	%
2-person	2,957	32.78%	4,572	33.26%	6,047	34.09%
3-person	1,521	16.86%	2,394	17.42%	3,151	17.76%
4-person	1,239	13.73%	1,941	14.12%	2,572	14.50%
5-person	504	5.59%	806	5.87%	1,089	6.14%
6-person	189	2.10%	299	2.17%	391	2.21%
7-or-more-person	79	0.88%	131	0.95%	181	1.02%
2017 Est. Average Household Size	2.46		2.51		2.55	

2017 Est. HHs by Type by Presence of Own Children	6,096		9,548		12,677	
Married-Couple Family, own children	1,950	31.98%	2,991	31.32%	3,996	31.52%
Married-Couple Family, no own children	2,545	41.75%	4,023	42.14%	5,536	43.67%
Male Householder, own children	269	4.41%	448	4.69%	573	4.52%
Male Householder, no own children	181	2.97%	295	3.09%	386	3.05%
Female Householder, own children	696	11.42%	1,110	11.62%	1,309	10.33%
Female Householder, no own children	455	7.46%	682	7.14%	876	6.91%

Gannon Plaza

Map



2017 Population (2017 Population) : Index: Descending by Equal Ranges

List of Report Areas by Radius Analysis Area Group

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

