

PROPERTY DETAILS

Address	2730 N Westwood Blvd Poplar Bluff, MO
NOI	\$30,201.24 Ground Lease
Lease Term	1/1/03 – 12/31/23
# of Renewals	(Endless) Five Year Renewals
Total Square Footage	~3,300 SF
Neighboring Tenants	Neighboring tenants include: Kroger, Kroger Fuel Center, Taco Bell, Holiday Inn, McDonald's, Lucy Lee Hospital
Daily Traffic Counts (VPD)	N Westwood Blvd: 17,804



PROPERTY SUMMARY

- 20 Year Dairy Queen Ground Lease, with Endless 5 Year Renewal Options
- Kroger Anchored Center
- Next door to Lucy Lee Hospital
- 2% Annual Rent Bumps

DEMOGRAPHICS

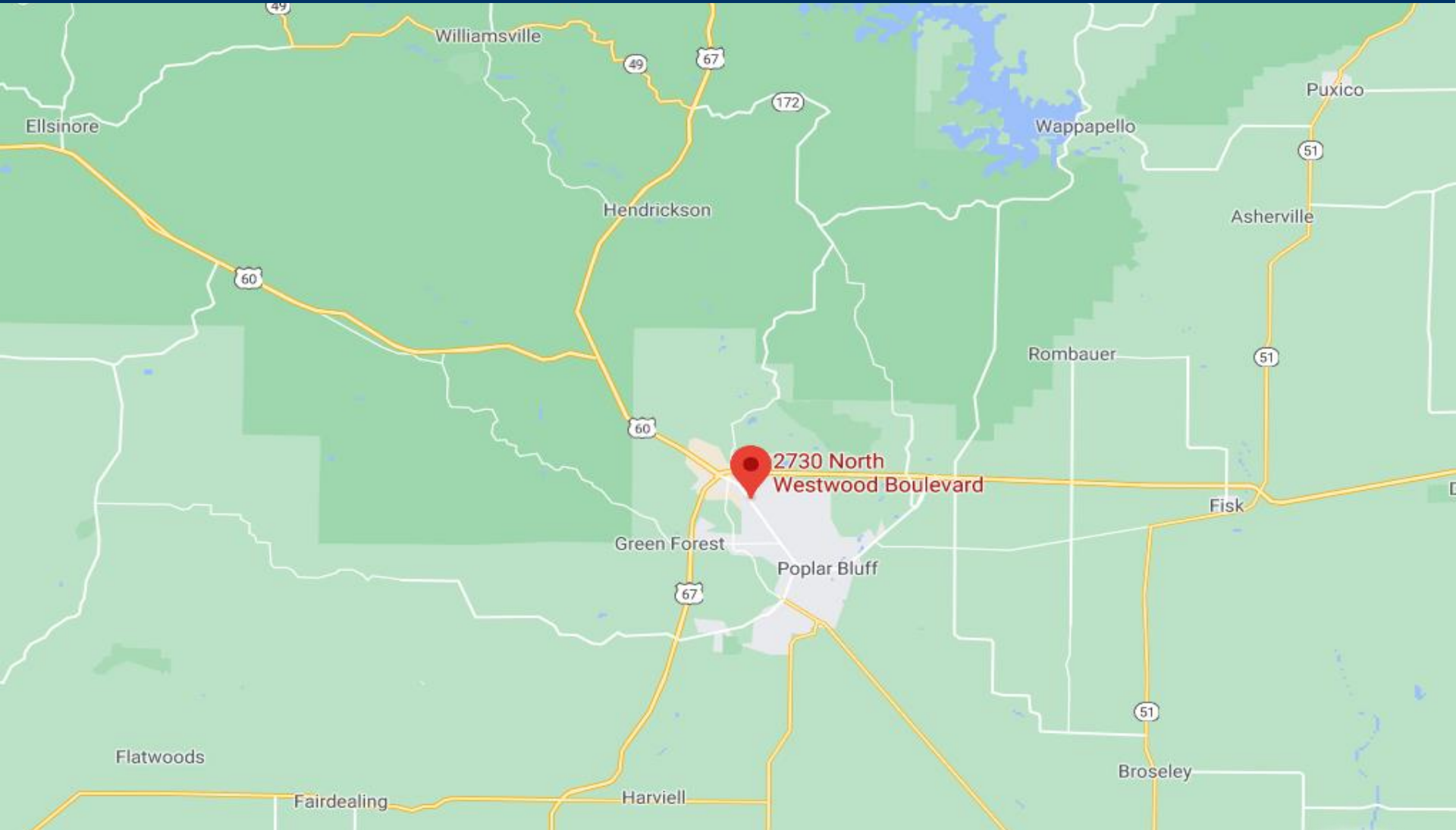
Demographics	HHI	Population
1 miles	\$63,116	3,199
3 miles	\$56,305	16,411
5 miles	\$53,649	25,746



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DEVELOPMENT - BROKERAGE - CONSULTING

Dairy Queen Ground Lease
Poplar Bluff, MO





POPLAR BLUFF
REGIONAL MEDICAL CENTER

ASHLEY
FURNITURE
HomeStore

Kroger

KROGER FUEL

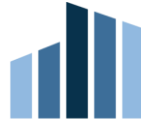
DQ
Grill & Chill

N Westwood Blvd <17,804>

MACYS BELL

H
Holiday Inn





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*The information contained herein has been obtained through sources deemed reliable but it is not warranted and cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

