



CENTRAL Realty

BROKERAGE ■ MANAGEMENT ■ CONSULTING

Vandalia Marketplace



1555 West Highway 54, Vandalia, MO 63382

retail property for lease

Presented By

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CENTRAL REALTY, LLC

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1555 West Highway 54, Vandalia, MO 63382

executive summary



PROPERTY SUMMARY

Available SF:	5,680 - 19,505 SF
Lease Rate:	\$6.00-\$10.00 PSF
Building Size:	48,000 SF (approx.)
Market Location:	Hwy 54/Gaslight Rd.

PROPERTY OVERVIEW

We are pleased to bring to the leasing market 18,105 square feet consisting of two vacant spaces of which one space is divisible for retail or service use. The center is anchored by the County Market, a leading grocer in the Midwest and Ace Hardware of which both offers a stable traffic draw from outside the city's limits. An outlot is available.

LOCATION OVERVIEW

Established in 1874, Vandalia, MO is a city in northeastern Audrain County and extending into southeastern Ralls County located on Highway 54 halfway between Bowling Green, MO and Moberly, MO. The community offers residents a suburban rural mix feel with most residents owning their homes. Vandalia is approximately 20 miles from Mark Twain Lake and is a stopping point for vacation tourists.

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additional photos



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retail for lease - front & endcap



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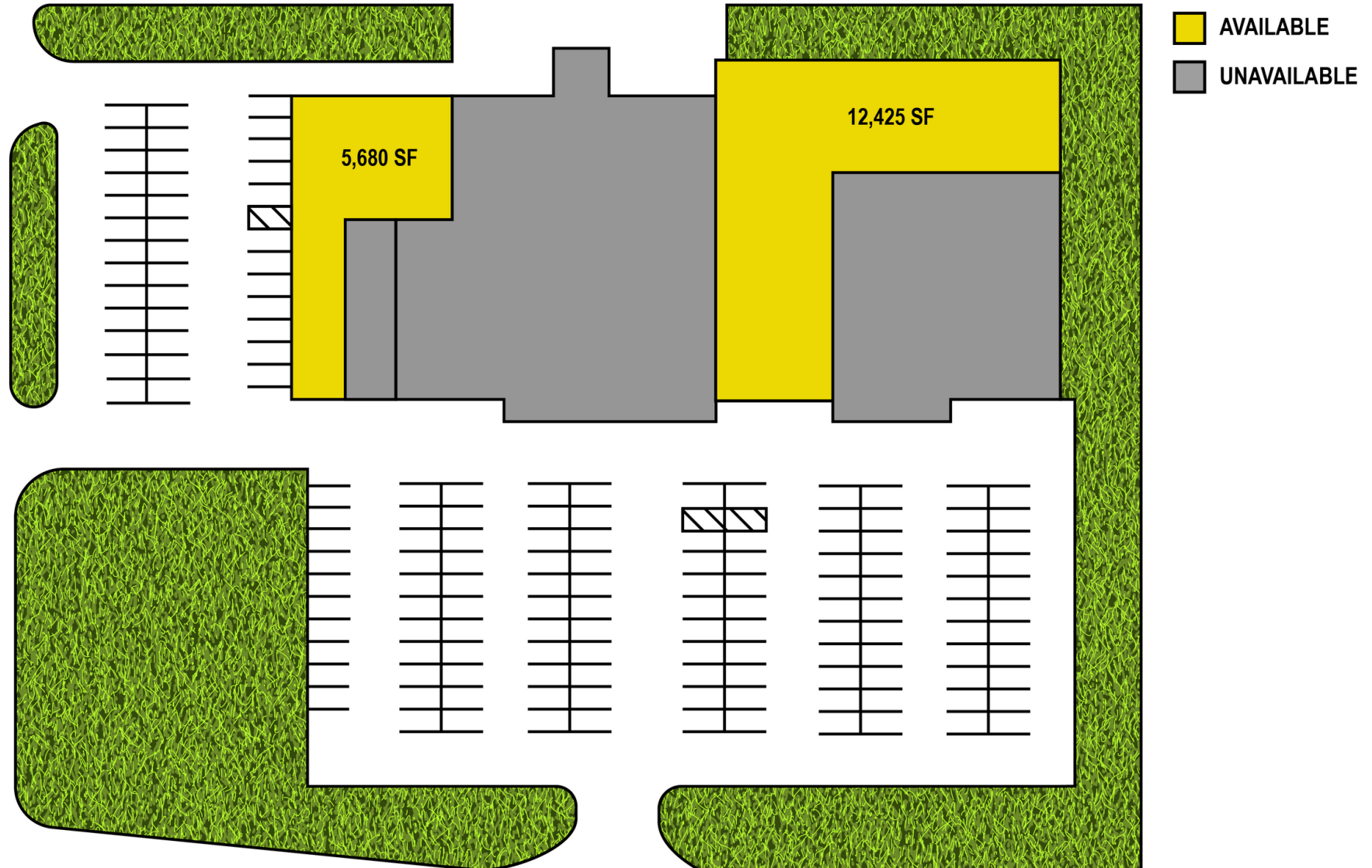
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site plan



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location map



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demographics map & report

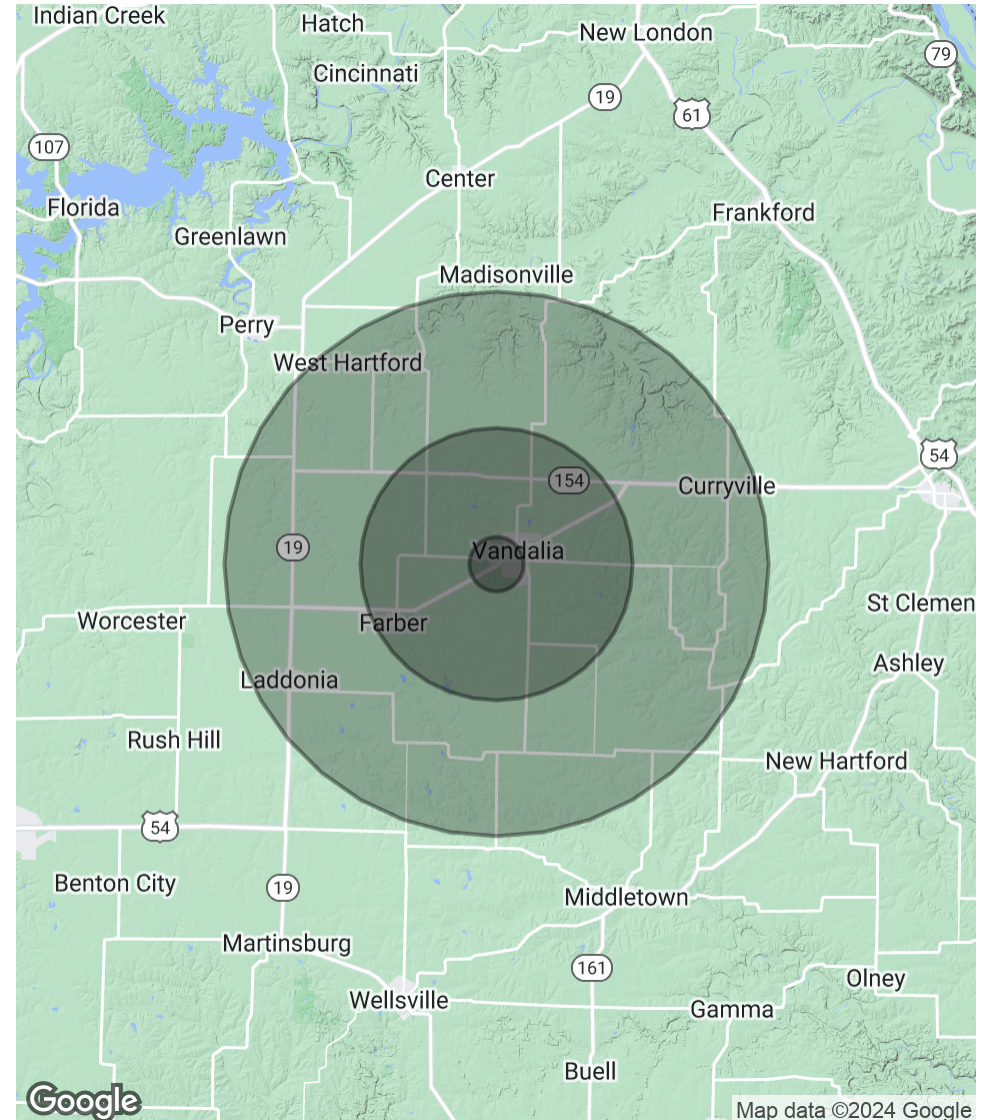
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,012	6,171	9,378
Average Age	36.8	37.8	39.6
Average Age (Male)	40.1	40.7	41.5
Average Age (Female)	36.8	37.8	39.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	239	1,588	2,676
# of Persons per HH	4.2	3.9	3.5
Average HH Income	\$37,439	\$40,479	\$46,272
Average House Value		\$120,128	\$136,735

* Demographic data derived from 2020 ACS - US Census



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