



FOR SALE

AVAILABLE OUTLOT
Highway 50 & Prairie Dell Road
Union, Missouri

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Outlot at Highway 50 and Prairie Dell Road

1501 Denmark Road, Union MO 63084

OUT LOT FOR SALE

1.1 acres +/- @ \$12.00 psf

- 1.1 Acres +/- Utilities Ready
- Busy Retail Corridor in Union, MO
- Located Next to East Central College
- Zoning: B-2, Highway Business District
- Corner Lot with Signalized Intersection
- Denmark Road, just South of Highway 50
- Area Businesses include: Wal-Mart, Valvoline, Dairy Queen, United Bank of Union, BP Gas, UPS, Clarkson Eyecare, Oasis Lanes, Imo's Pizza

Area Demographics*

| | 1 mile | 3 mile | 5 mile |
|--------------------------|-------------------------------------|----------|----------|
| 2010 Population Estimate | 248 | 4,993 | 15,661 |
| 2010 Avg HH Income | \$76,250 | \$63,355 | \$61,476 |
| 2010 Median Age | 42.20 | 38.50 | 38.10 |
| Traffic Counts | 12,860 (Prairie Dell Rd and Hwy 50) | | |

*Source: Prudential Alliance Commercial