Main view

Long-view of interior

Cookie's House
circular drive

RV Park
1

ANTIQUES

RV PARK

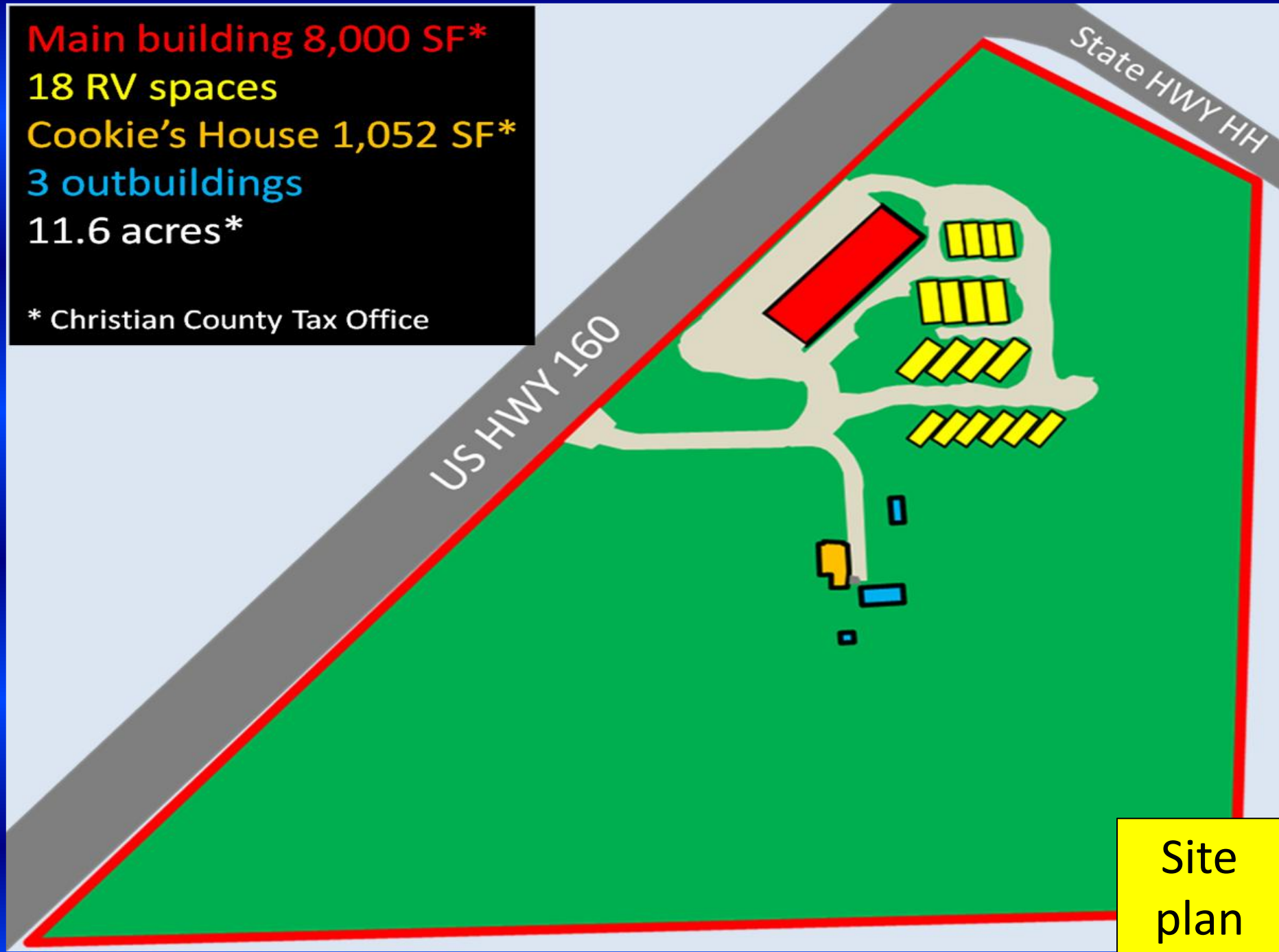COLLECTIBLES

Corner sign close-up

RV PARK
NEXT LEFT
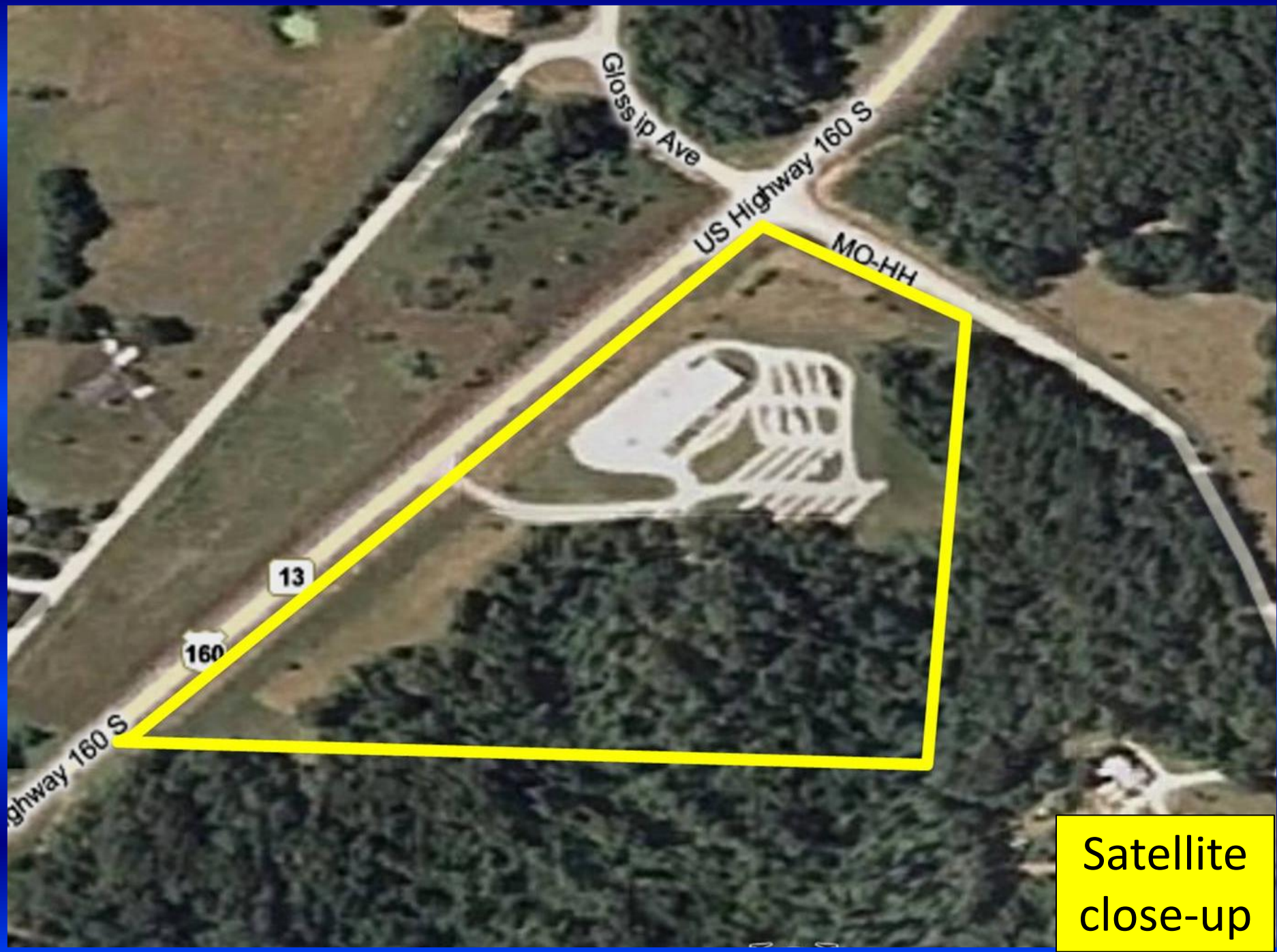500 Feet

ANTIQUES

Great visibility &
2nd sign view 1

Main building 8,000 SF*
18 RV spaces
Cookie's House 1,052 SF*
3 outbuildings
11.6 acres*

* Christian County Tax Office

State HWY HH

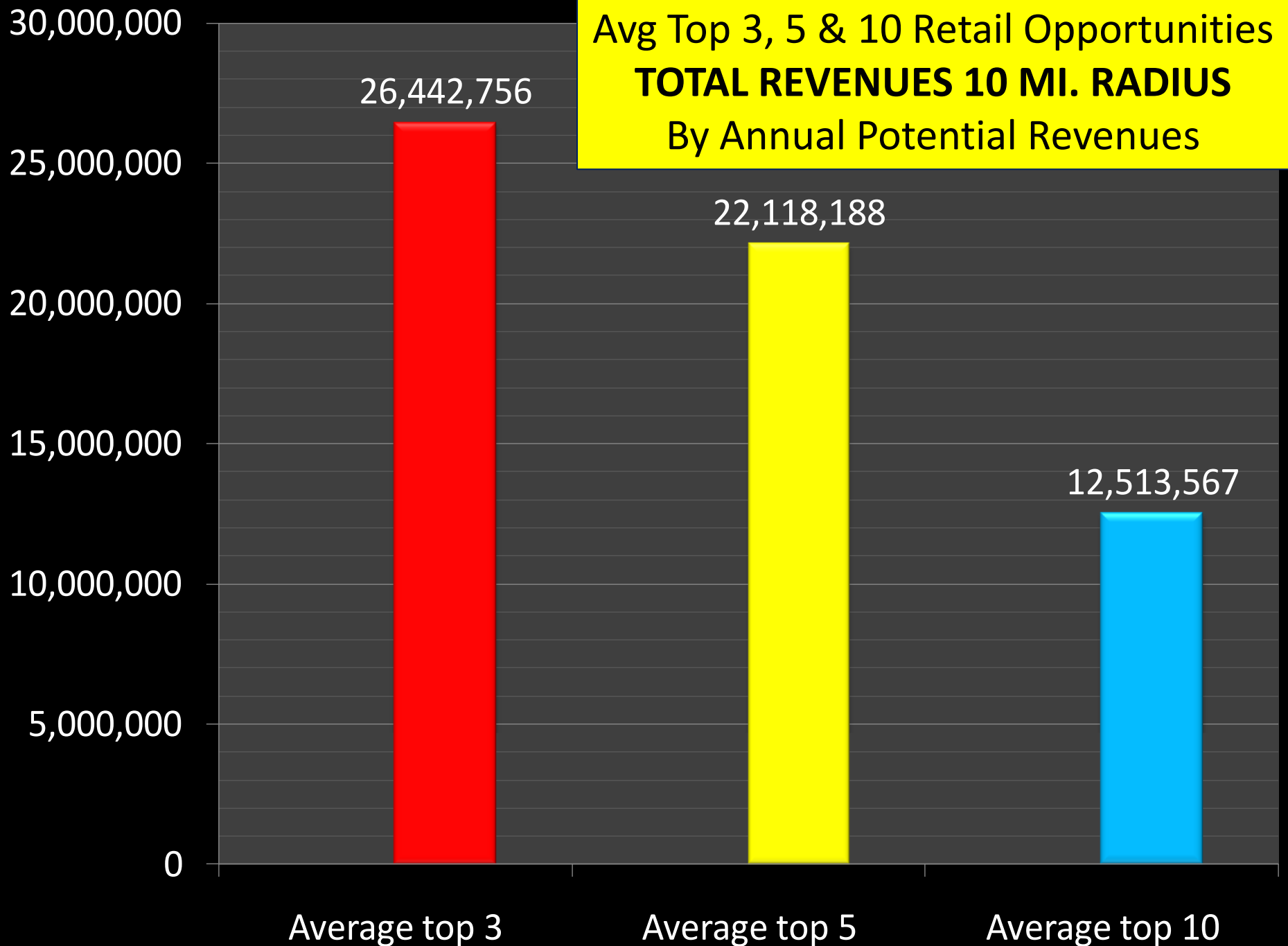US HWY 160

Site plan

Gloss Ip Ave

US Highway 160 S

MO-HH

13

160

Highway 160 S

Satellite close-up

Avg Top 3, 5 & 10 Retail Opportunities
TOTAL REVENUES 10 MI. RADIUS
By Annual Potential Revenues

Average top 3	Average top 5	Average top 10
26,442,756	22,118,188	12,513,567

IDEAL FOR EVERY MEAL

Be Kinder Than Necessary

Coca-Cola

CABIN STILL

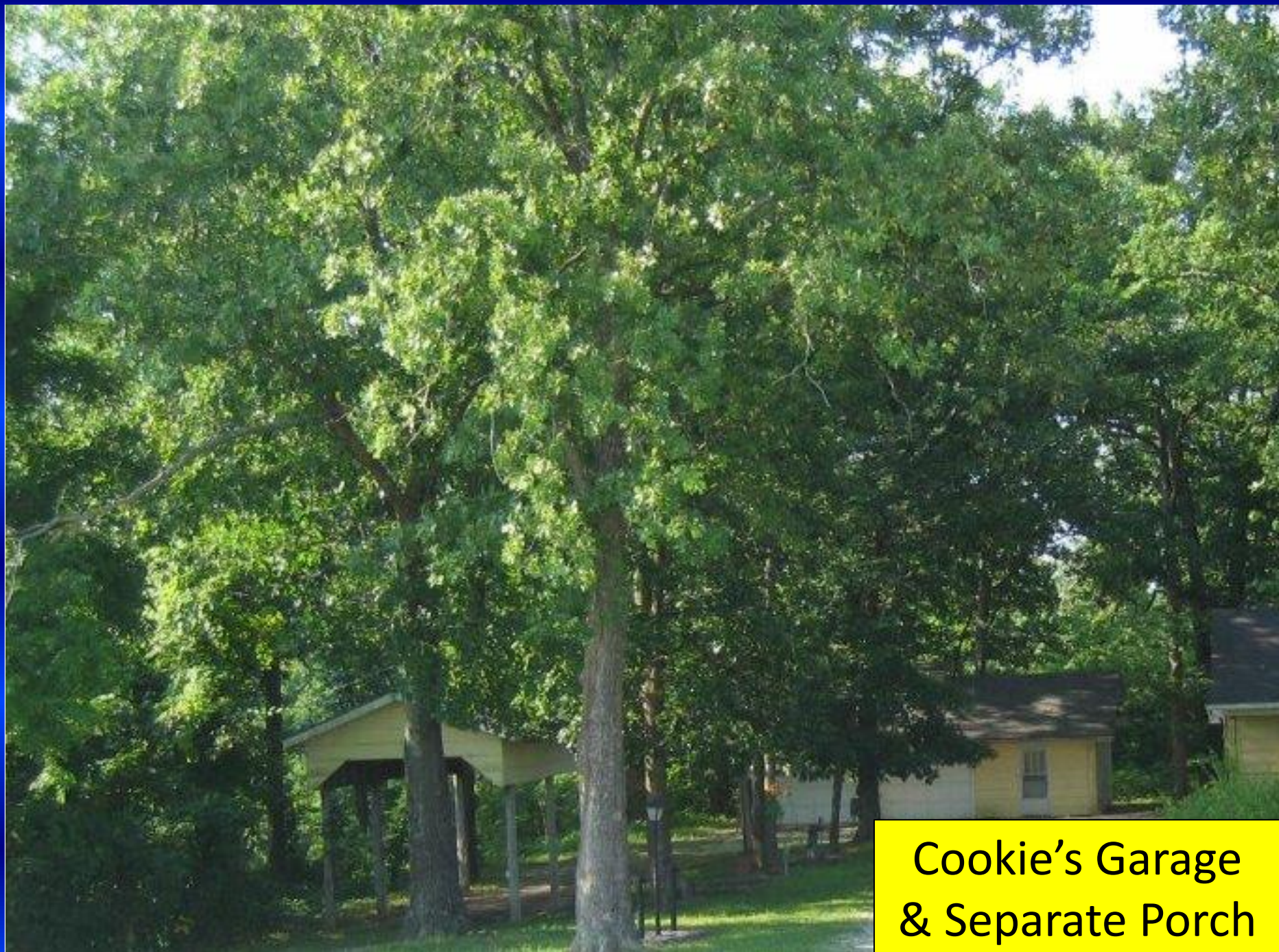Rest
Rooms

Office &
storage areas

Vintage shopkeepers

Antiques &
RV park

Cookie's House
& improvements

Cookie's Garage
& Separate Porch

ANTIQUES

Northside of Antique World

ANTIQUES

Main view
2

RV Park
view # 2

RV Park
close-up

ANTIQUES

Tree lined
RV Park

RV Park
view # 3

RV Park
view # 4

ANTIQUES
RV PARK
COLLECTIBLES

Cookie's ANTIQUE WORLD

Corner sign

Street view
northbound

RV PARK
NEXT LEFT
500 Feet

ANTIQUES

Street view
southbound

CHRISTIAN

Linden

(14) Boaz Nixa (65) Ozark (125)

Clever Christian Center McCracken

413 Union City Possum Trot M Riverdale

265 K MISSOURI

A U EE

Hurley Highlandville

Crane Green Mound 10.0 mi

Quail 160 Mark Twain Nat

STONE Ponce de Leon

ville Spokane

Cross Roads Chestnutridge Pine Ridge

176 H

173 Galena Day

248 176

Stutts Swa

Creek Reeds Spring 65

160
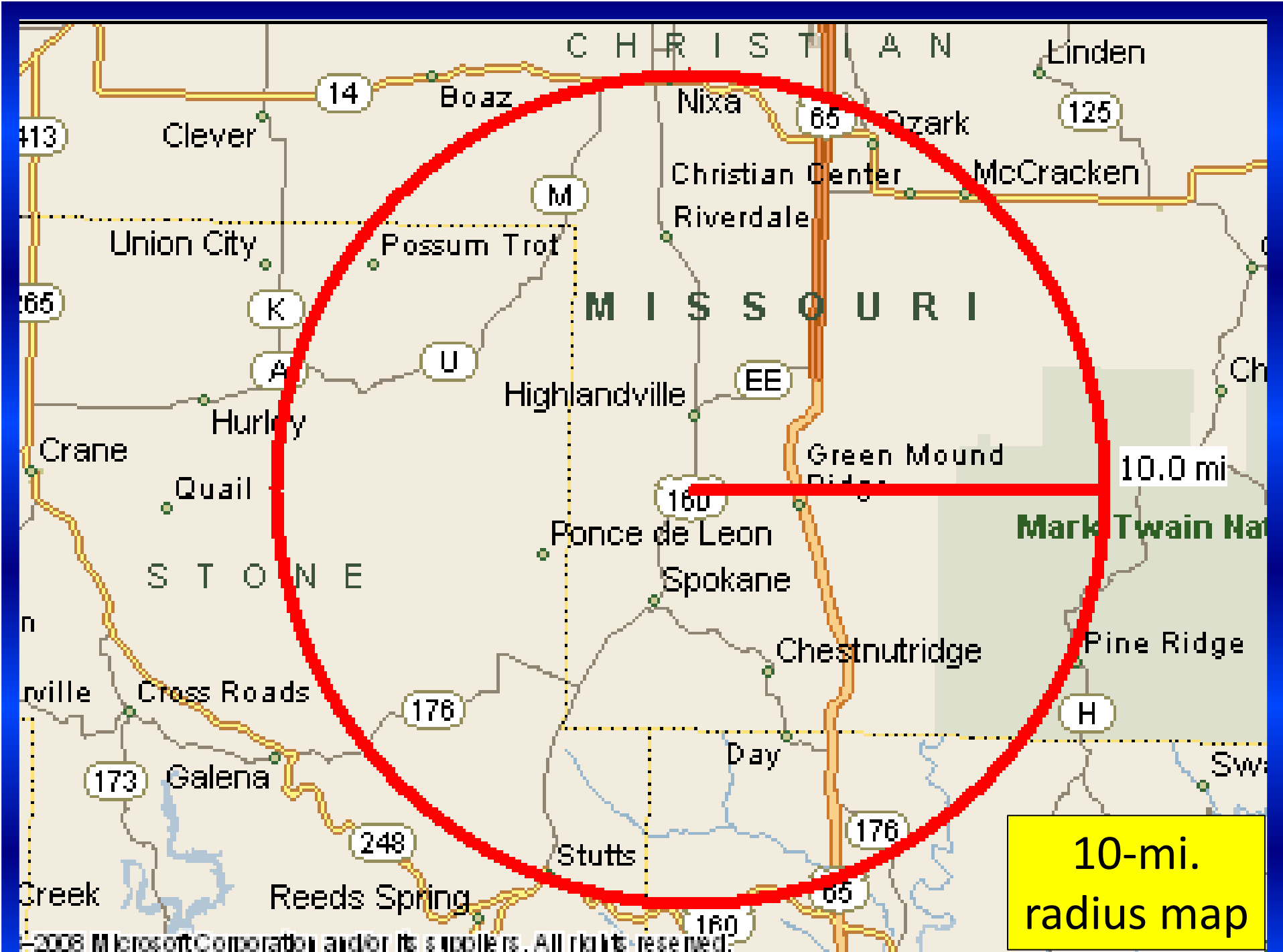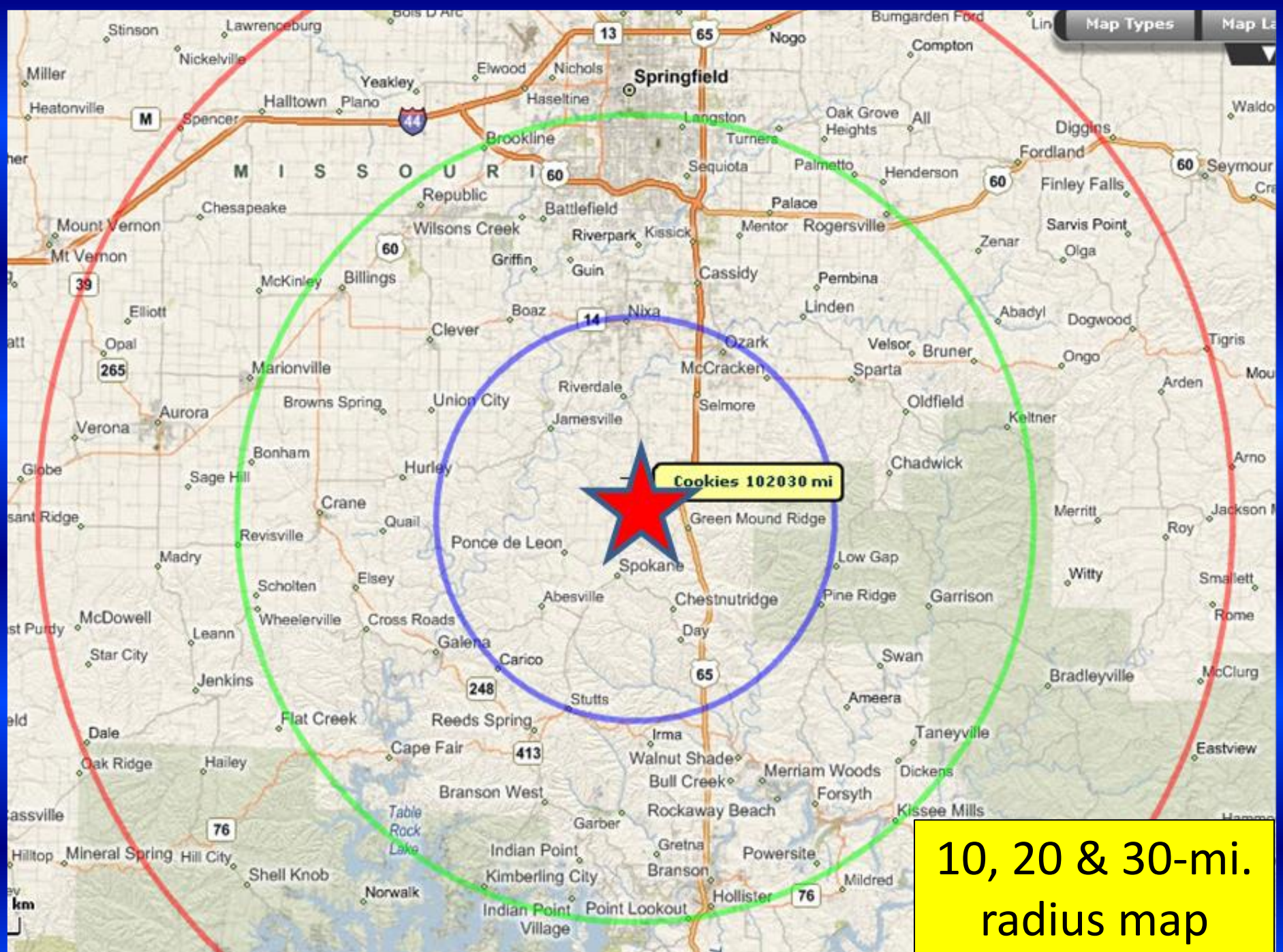
10-mi. radius map
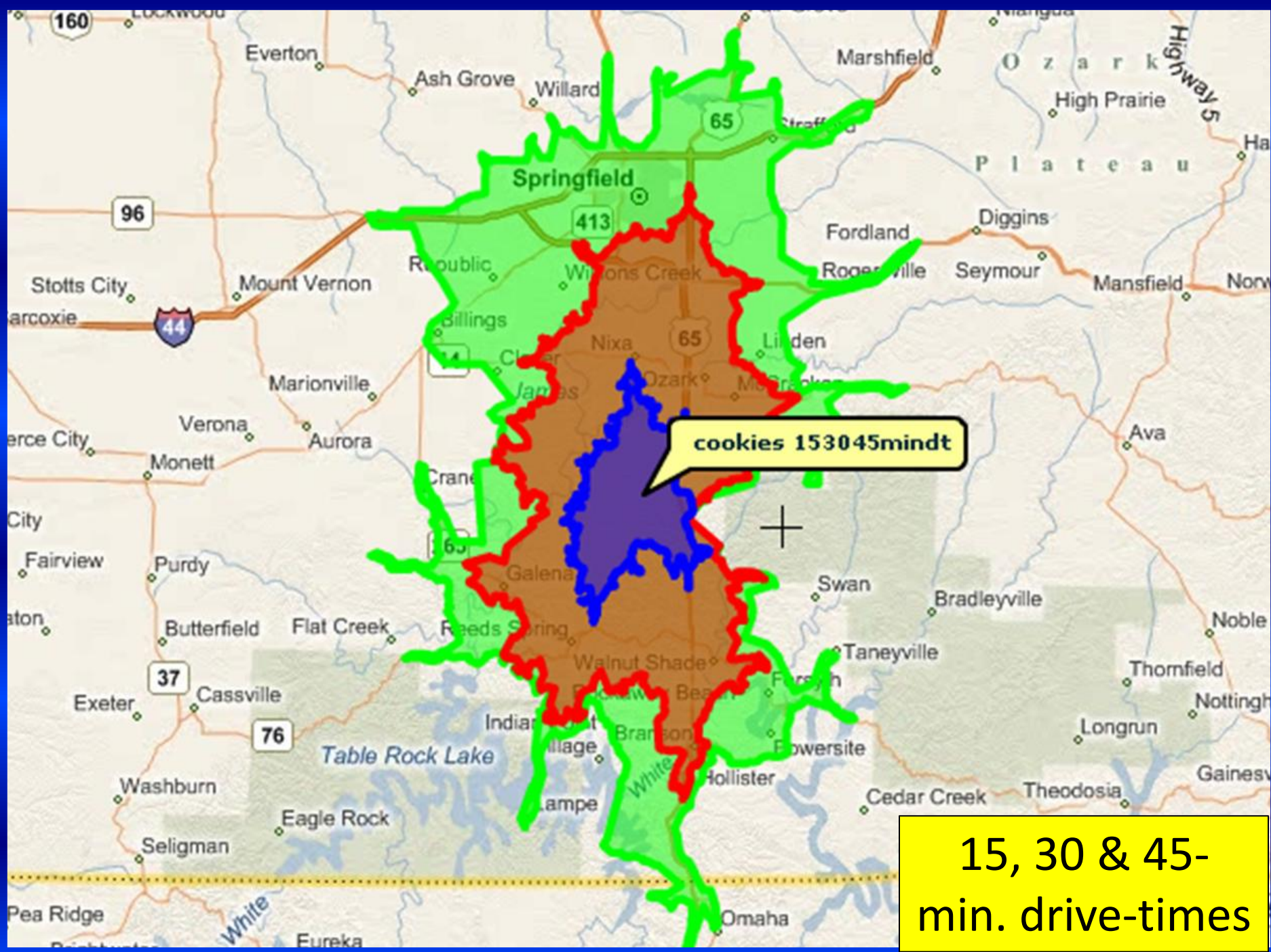
Cookies 102030 mi

10, 20 & 30-mi. radius map

cookies 153045mindt

15, 30 & 45-min. drive-times

Regional map

Area topographic
map

Ellingsworth Ln

EE State Highway Ee

13

Highlandville

2

Montague

O

Forest Dr

CR-Ee-3

160

Sawmill Rd

65

US Highway 65 S

Ga

Woods Fork

Hawthorne Rd

3

Fern Rd

MO-HH
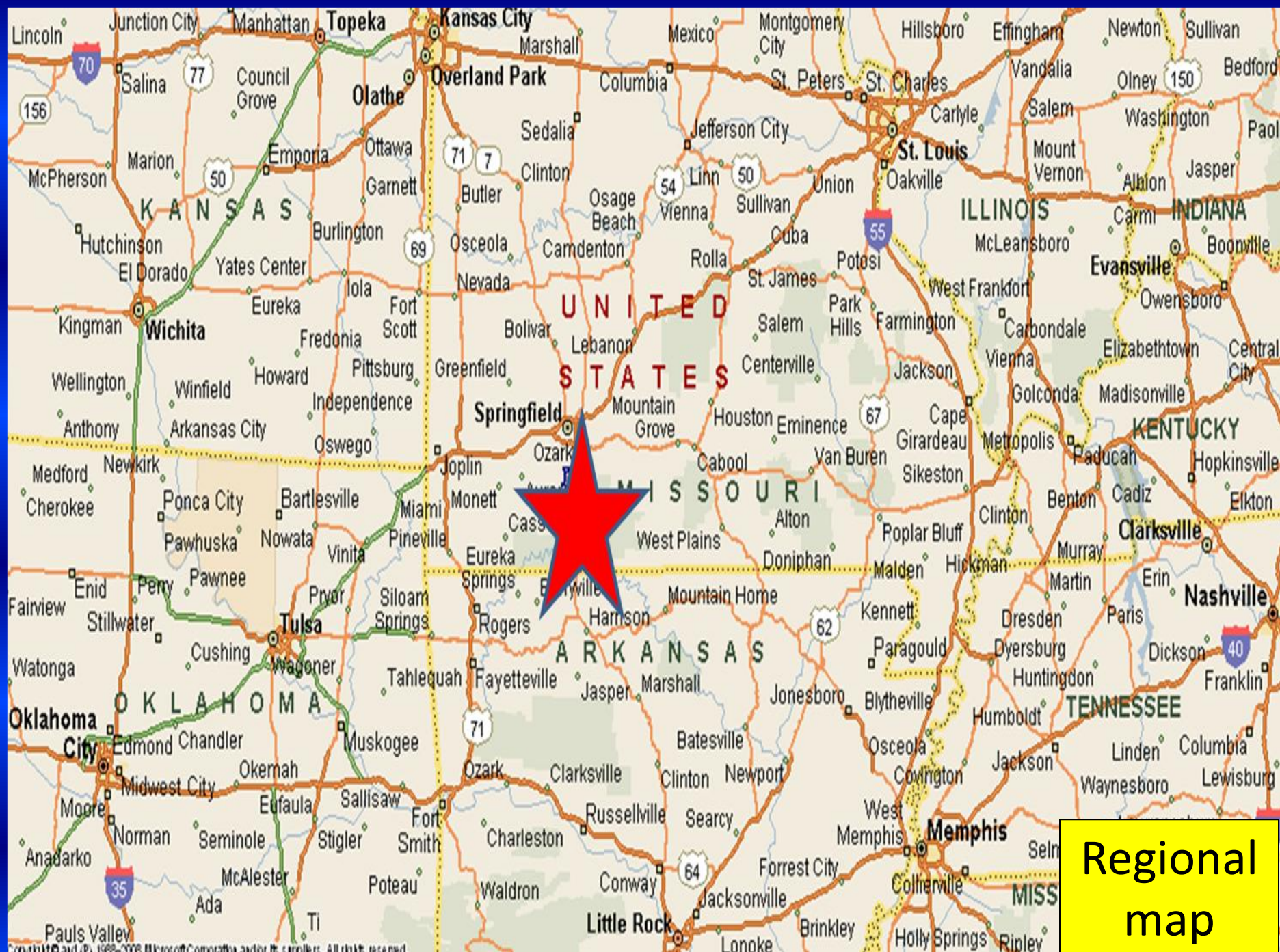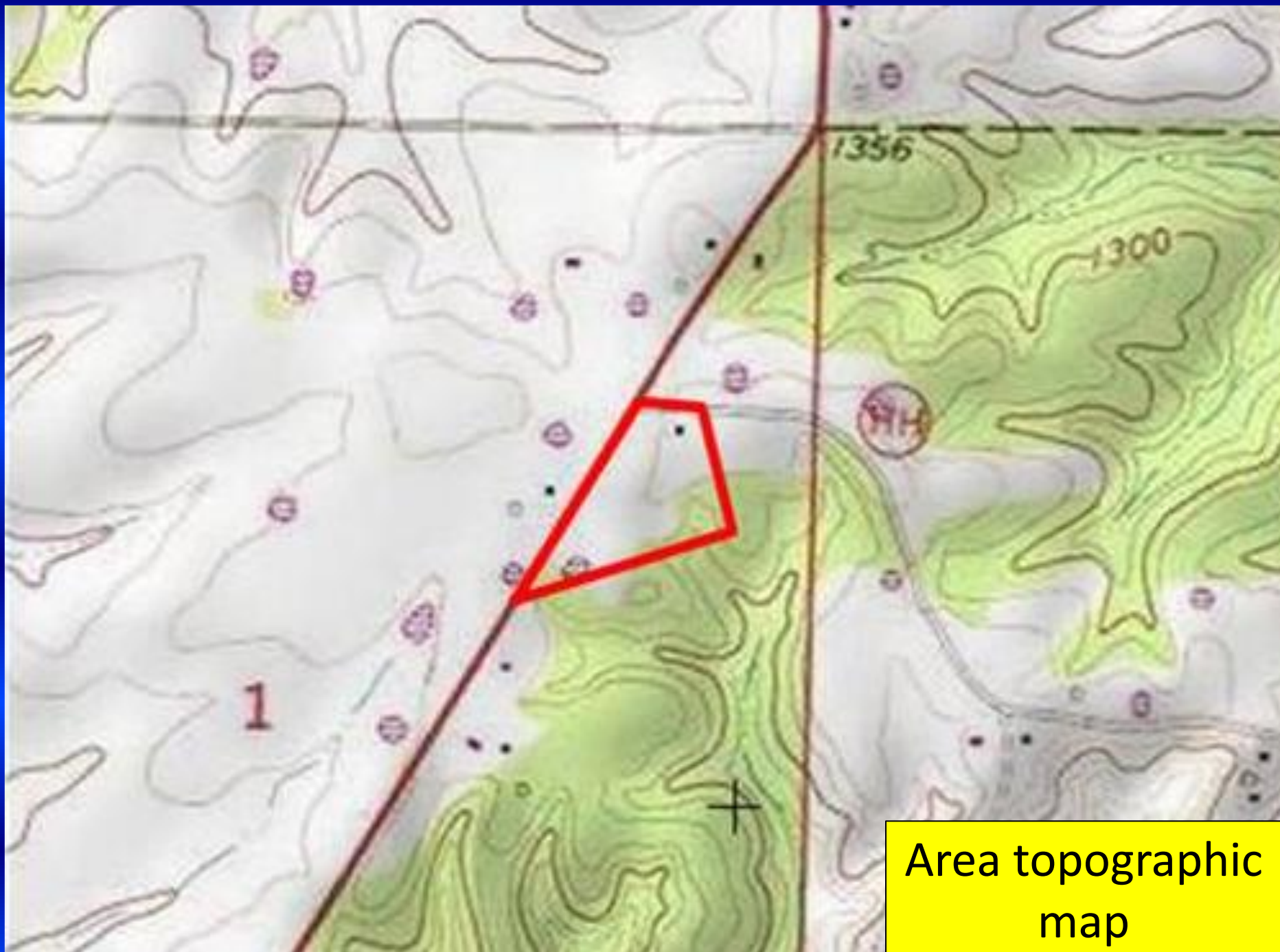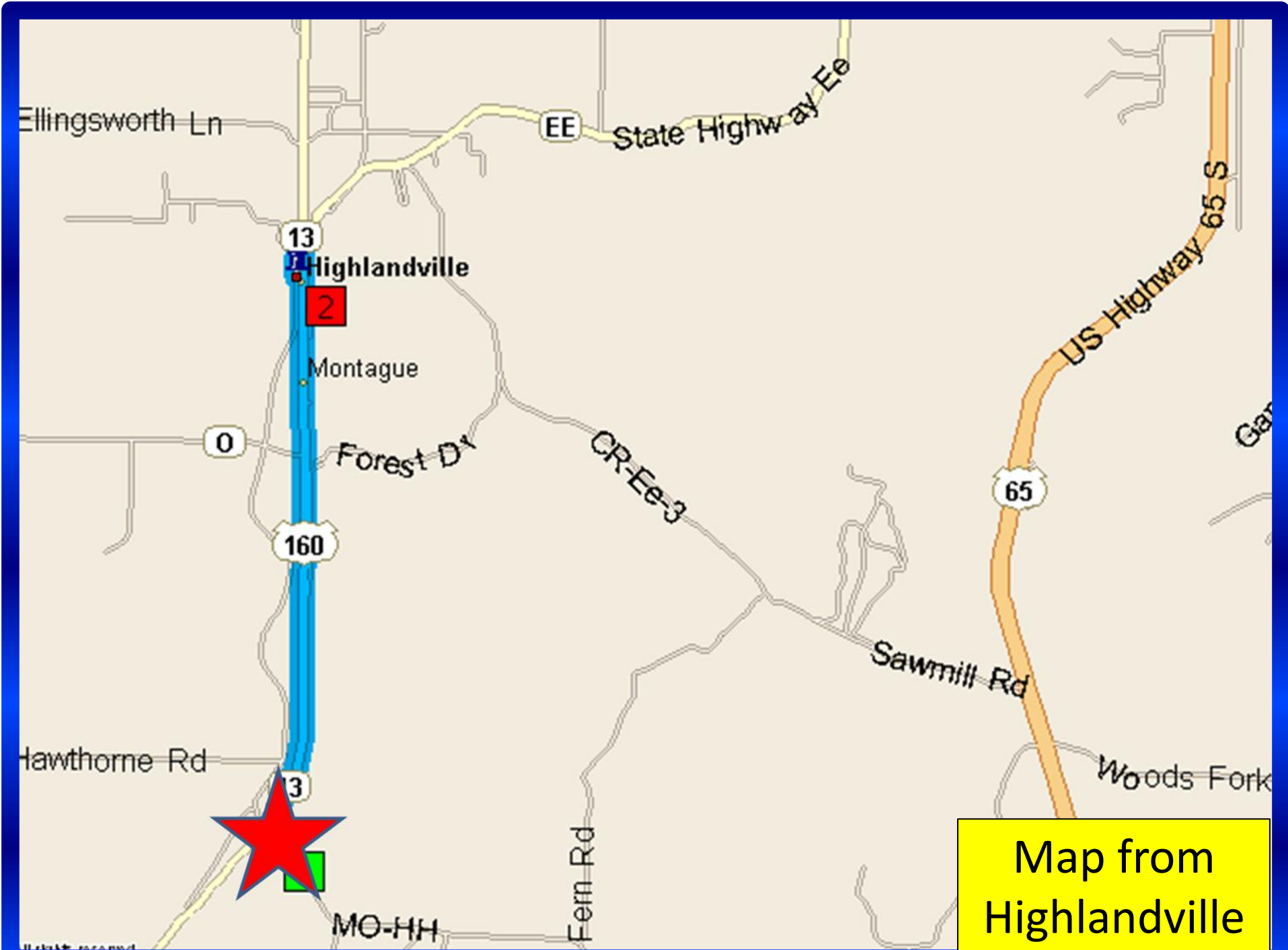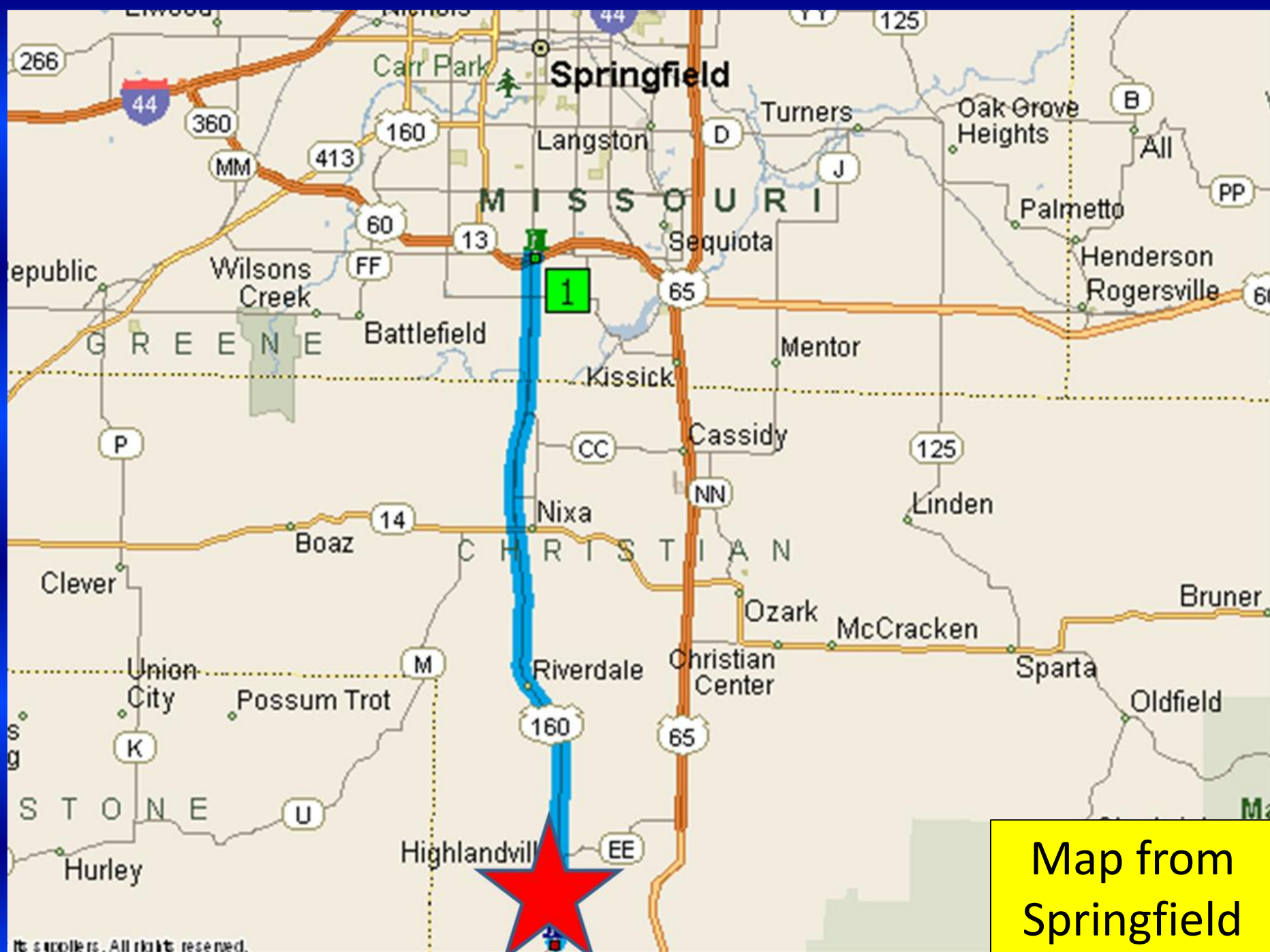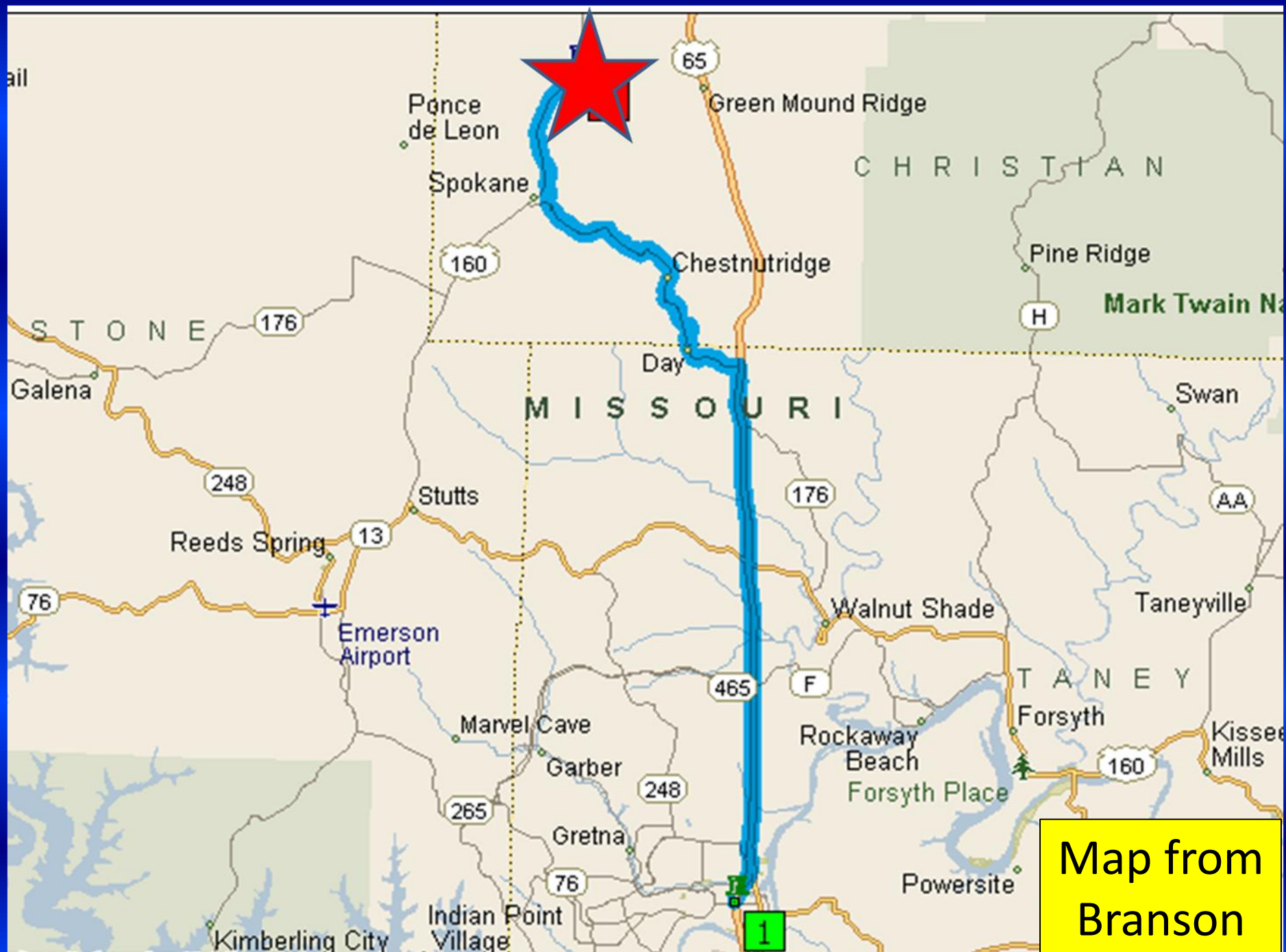
Map from Branson
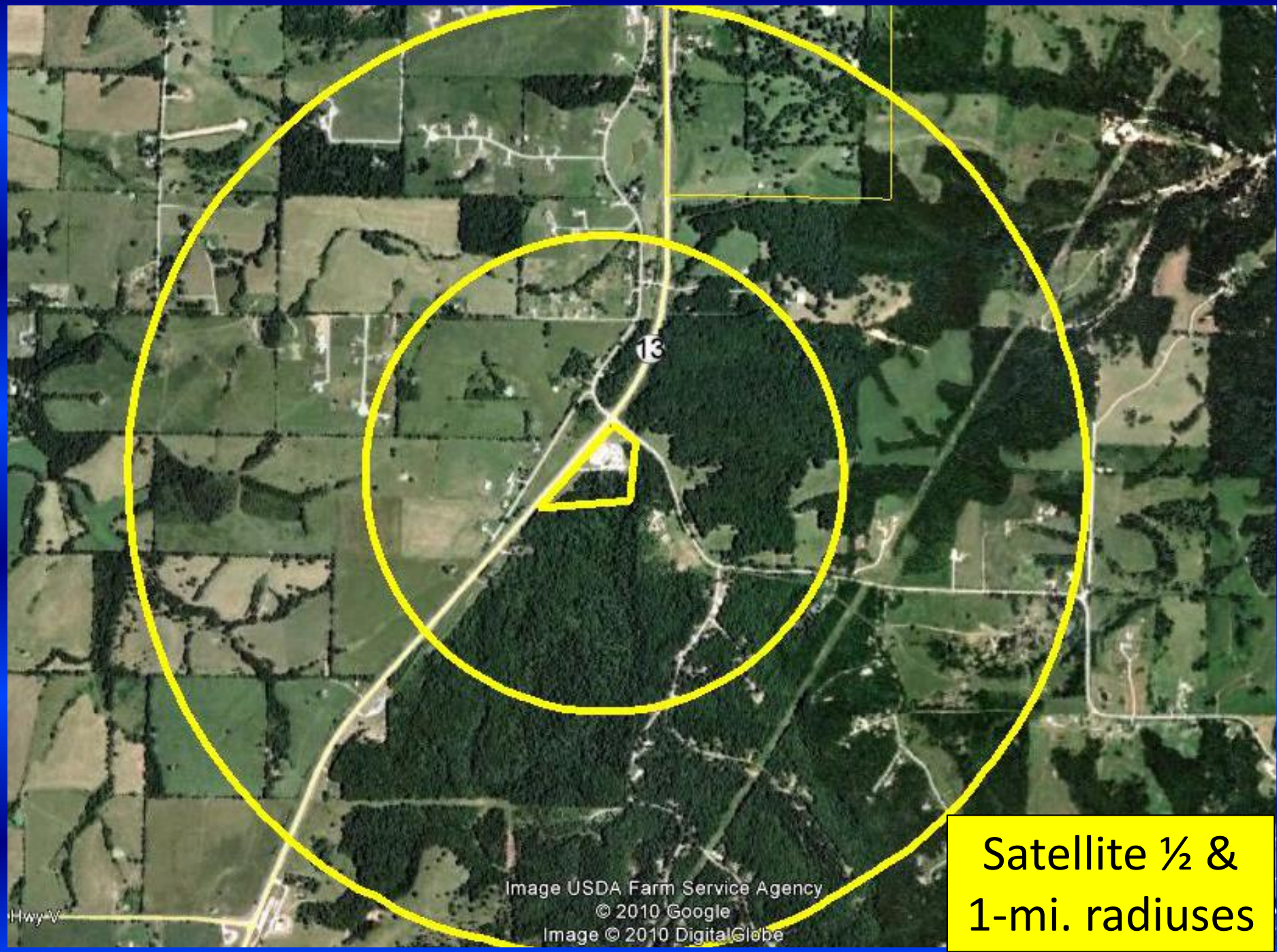
Satellite ½ &
1-mi. radiuses

ZONE A

ZONE A

ZONE A

GLOSSIP

HAWTHORNE RD

1
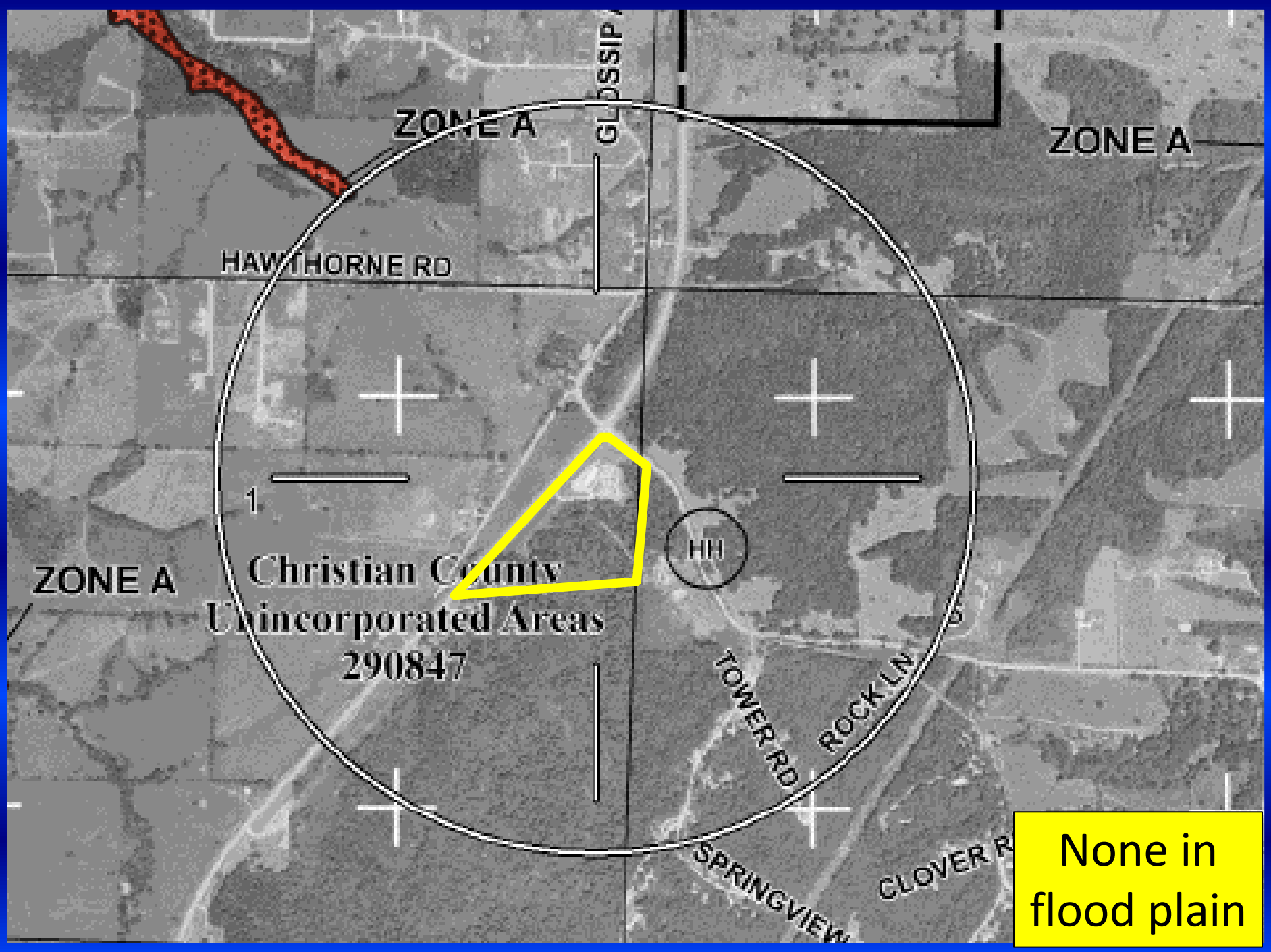
Christian County
Unincorporated Areas
290847

HH

TOWER RD

ROCK LN

SPRINGVIEW

CLOVER R

None in
flood plain

Top 10 Retail Gap Table
TOTAL REVENUES 10 MI. RADIUS
by Annual Potential Revenues

Rank	Category	Annual Potential Revenues
1	General Merchandise	36,781,350
2	Automobile Dealer	22,315,814
3	Food & Beverage Store	20,231,104
4	Full-Service Restaurant	16,864,674
5	Department Store	14,397,999
6	Food Services & Drinking	7,932,447
7	Furniture & Home Furnishings	3,190,492
8	Clothing & Accessories	2,077,169
9	Specialty Foods	736,000
10	Office Sup., Stationery & Gifts	608,621
	Average top 3	26,442,756
	Average top 5	22,118,188
	Average top 10	12,513,567

Top 10 Retail Gap Chart
TOTAL REVENUES 10 MI. RADIUS
by Annual Potential Revenues
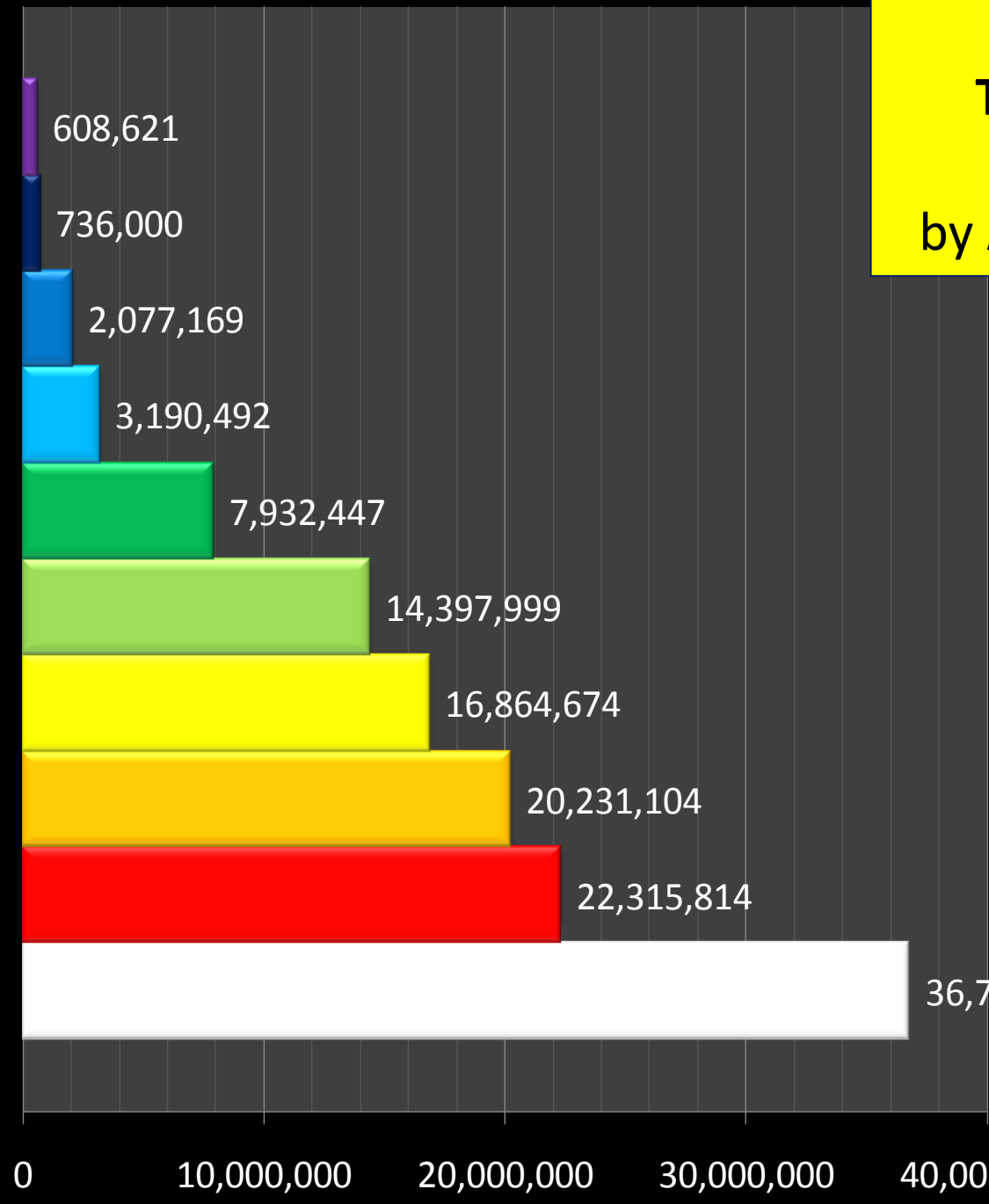
608,621

736,000

2,077,169

3,190,492

7,932,447

14,397,999

16,864,674

20,231,104

22,315,814

36,781,350

- Office Sup., Stationery & Gifts
- Specialty Foods
- Clothing & Accessories
- Furniture & Home Furnishings
- Food Services & Drinking
- Department Store
- Full-Service Restaurant
- Food & Beverage Store
- Automobile Dealer
- General Merchandise

0   10,000,000   20,000,000   30,000,000   40,000,000

Top 10 Retail Gap Table
PER HOUSEHOLD 10 MI. RADIUS
by Annual Potential Revenues

Rank	Category	Annual Potential Revenues
1	General Merchandise	2,491
2	Automobile Dealer	1,512
3	Food & Beverage Store	1,370
4	Full-Service Restaurant	1,142
5	Department Store	975
6	Food Services & Drinking	537
7	Furniture & Home Furnishings	216
8	Clothing & Accessories	141
9	Specialty Foods	50
10	Office Sup., Stationery & Gifts	41
	Average top 3	1,791
	Average top 5	1,498
	Average top 10	848

Top 10 Retail Gap Chart
PER HOUSEHOLD 10 MI. RADIUS
by Annual Potential Revenues

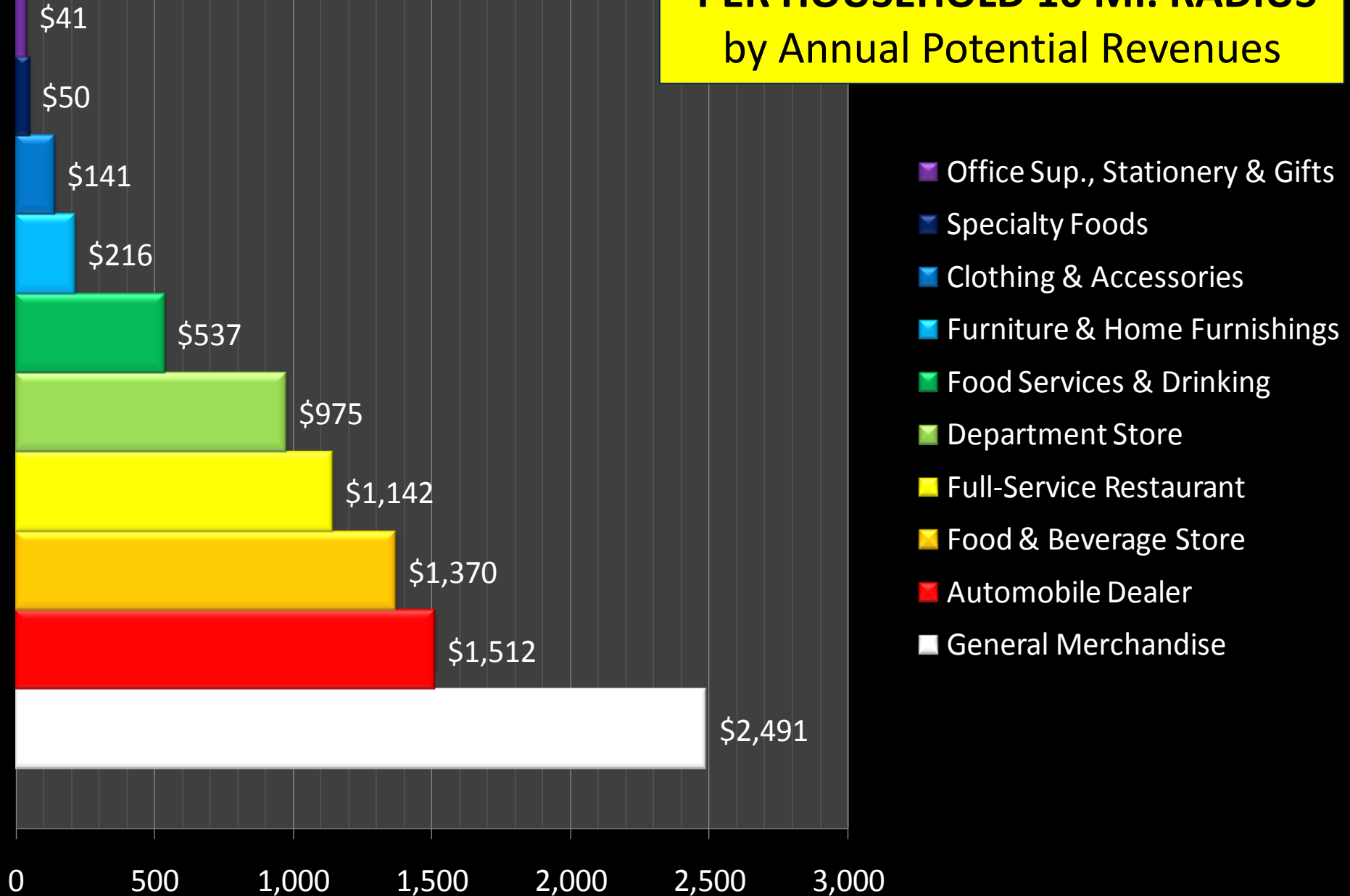| Category	Value
Office Sup., Stationery & Gifts	$41
Specialty Foods	$50
Clothing & Accessories	$141
Furniture & Home Furnishings	$216
Food Services & Drinking	$537
Department Store	$975
Full-Service Restaurant	$1,142
Food & Beverage Store	$1,370
Automobile Dealer	$1,512
General Merchandise	$2,491

Legend:
- ■ Office Sup., Stationery & Gifts
- ■ Specialty Foods
- ■ Clothing & Accessories
- ■ Furniture & Home Furnishings
- ■ Food Services & Drinking
- ■ Department Store
- ■ Full-Service Restaurant
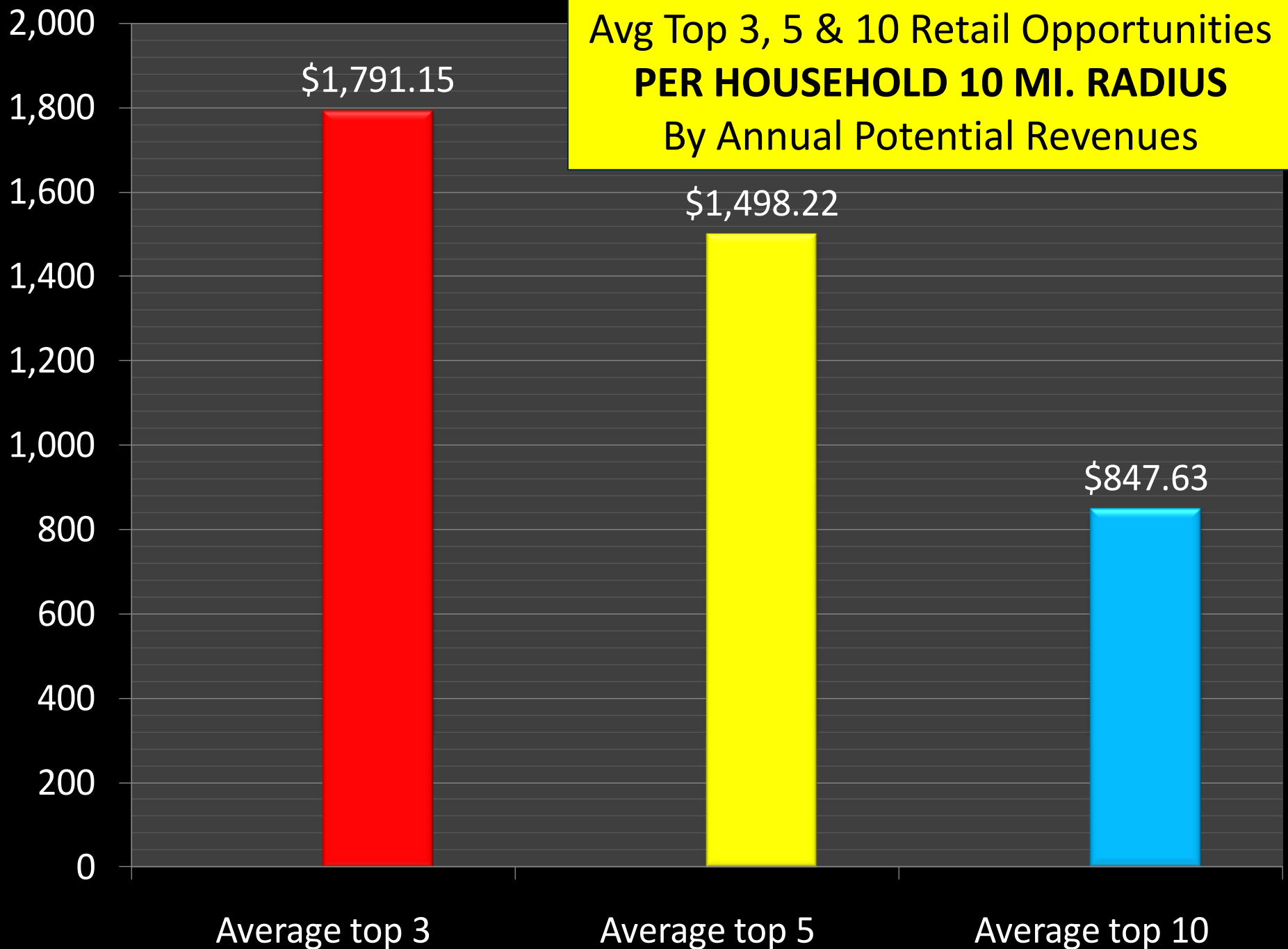- ■ Food & Beverage Store
- ■ Automobile Dealer
- ■ General Merchandise

X-axis: 0, 500, 1,000, 1,500, 2,000, 2,500, 3,000

Avg Top 3, 5 & 10 Retail Opportunities
PER HOUSEHOLD 10 MI. RADIUS
By Annual Potential Revenues

	Average top 3	Average top 5	Average top 10
	$1,791.15	$1,498.22	$847.63

Top 10 Retail Gap Table
PER PERSON 10 MI. RADIUS
by Annual Potential Revenues in Zip Code

Rank	Category	Annual Potential Revenues
1	General Merchandise	$ 929.60
2	Automobile Dealer	$ 564.00
3	Food & Beverage Store	$ 511.31
4	Full-Service Restaurant	$ 426.23
5	Department Store	$ 363.89
6	Food Services & Drinking	$ 200.48
7	Furniture & Home Furnishings	$ 80.64
8	Clothing & Accessories	$ 52.50
9	Specialty Foods	$ 18.60
10	Office Sup., Stationery & Gifts	$ 15.38
Average top 3		$ 668.30
Average top 5		$ 559.01
Average top 10		$ 316.26

Top 10 Retail Gap Chart
PER PERSON 10 MI. RADIUS
by Annual Potential Revenues

Legend:
- Office Sup., Stationery & Gifts
- Specialty Foods
- Clothing & Accessories
- Furniture & Home Furnishings
- Food Services & Drinking
- Department Store
- Full-Service Restaurant
- Food & Beverage Store
- Automobile Dealer
- General Merchandise

Values:
- $15
- $19
- $52
- $81
- $200
- $364
- $426
- $511
- $564
- $930
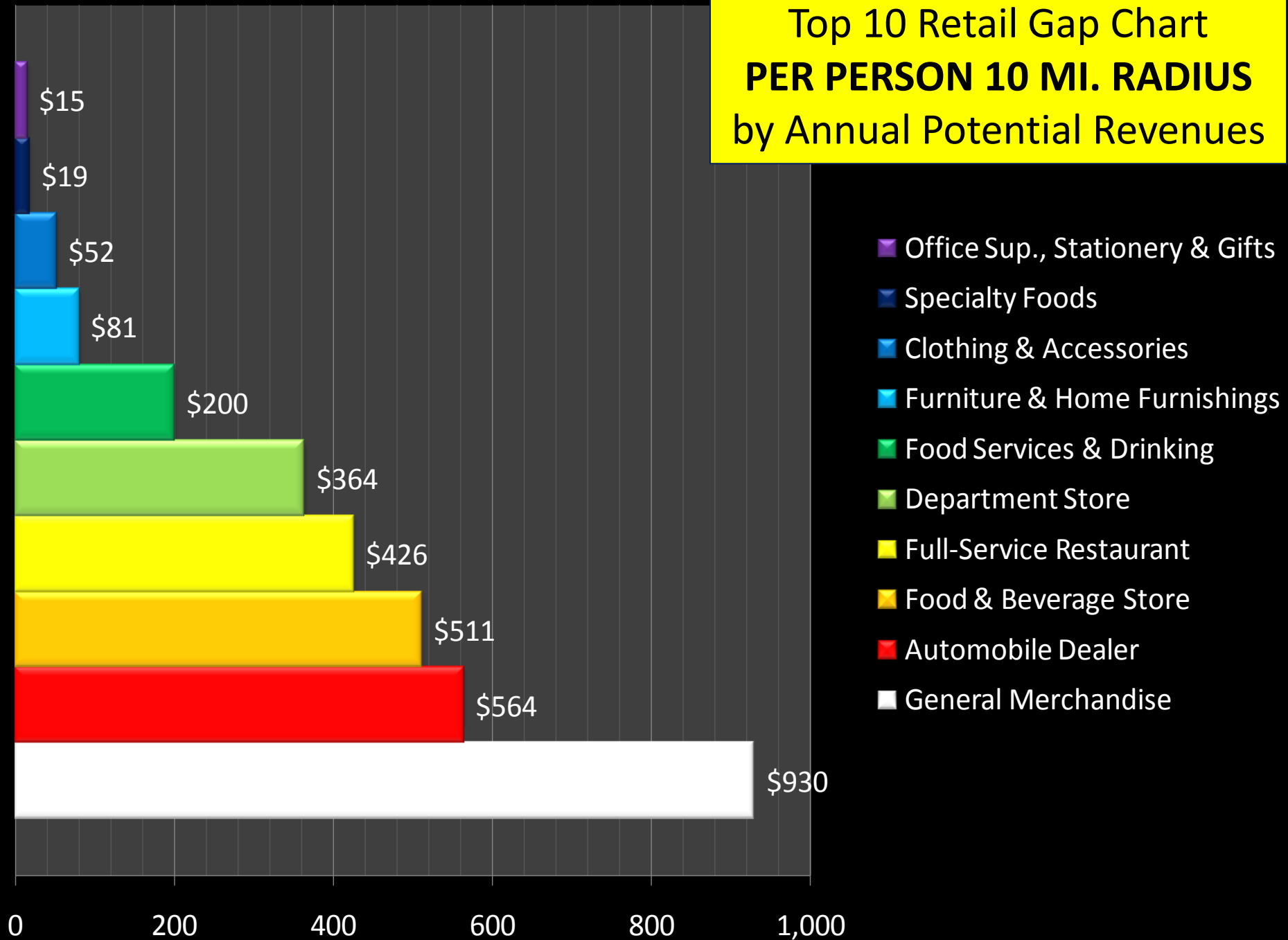
Avg Top 3, 5 & 10 Retail Opportunities
PER PERSON 10 MI. RADIUS
By Annual Potential Revenues

	$668.30	$559.01	$316.26
Average top 3	Average top 5	Average top 10