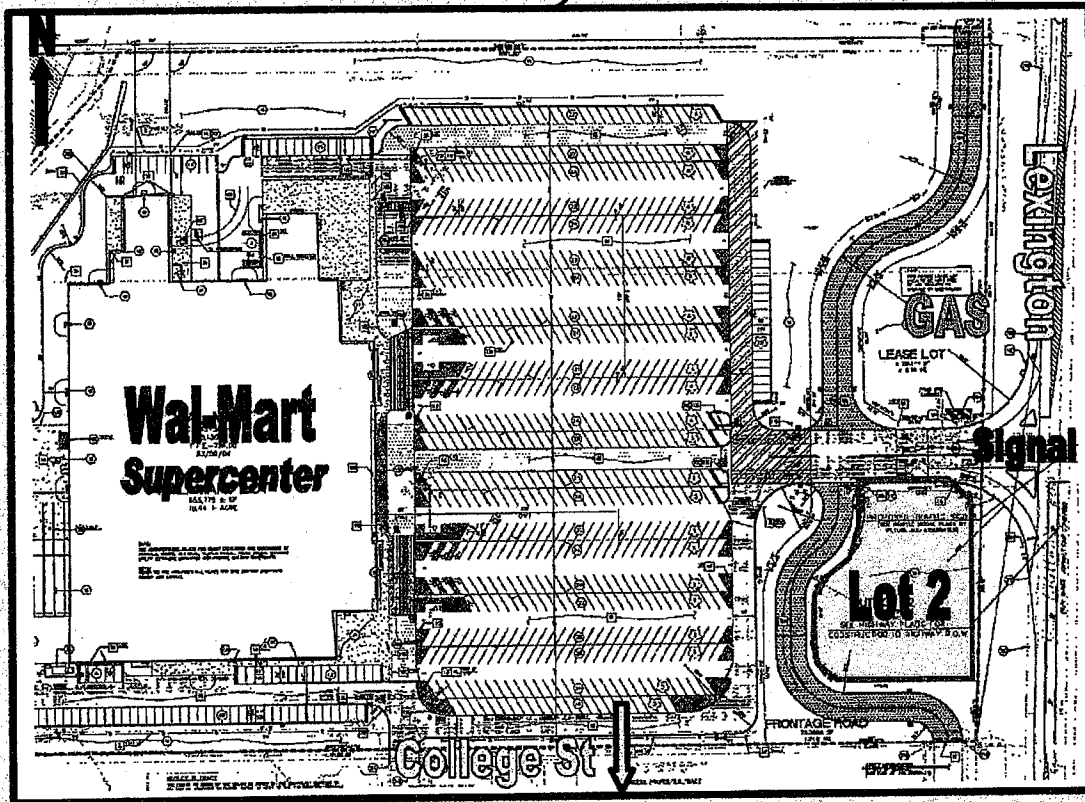


Retail Space for Lease

MARSHALL, MISSOURI



LEXINGTON & COLLEGE AVENUE

LOT 2 - .84 ACRES

Retail Center Coming Soon!

Population is 13,438 +/- w/in 5 mile radius

Average HH income w/ in a 5 mile radius
is \$46K +/-

For a complete list of available properties
visit our website: www.kleingroupllc.com

For More Information Contact:

The Klein Group, LLC

89 West Chicago Street

Coldwater, MI 49036

Phone: 517/278-3050

Fax: 517/278-8479

jeremy@kleingroupllc.com

05/10/04

Wal-Mart Stores, Inc.
Pop Facts Summary Report
 by Block Group

Site: SITE
 NWc Lexington & College
 Marshall, MO 65340

Site Coordinates:
 Longitude/X: -93.214845
 Latitude/Y: 39.109628

	10.00 MILE RING 313.96 sq/mi	15.00 MILE RING 706.4 sq/mi	20.00 MILE RING 1255.82 sq/mi	25.00 MILE RING 1962.23 sq/mi
POPULATION				
2007 Population	16,033	22,829	29,812	47,615
2002 Population	16,227	23,131	30,080	47,913
2000 Population	16,338	23,301	30,246	48,112
1990 Population	16,079	22,984	29,914	47,712
1990-2000 % Pop Change	1.61%	1.38%	1.11%	.71%
HOUSEHOLDS				
2007 Households	5,941	8,625	11,284	18,412
2002 Households	6,022	8,740	11,371	18,411
2000 Households	6,067	8,806	11,429	18,515
1990 Households	5,948	8,657	11,255	18,319
1990-2000 % HH Change	2.01%	1.73%	1.54%	1.21%
Postal Address Count (Summer)	6,225	8,297	10,166	17,115
Postal Address Count (Winter)	6,225	8,297	10,166	17,115
ETHNICITY				
2002 % White Pop	87.48%	89.44%	91.27%	92.94%
2002 % Black Pop	6.37%	5.48%	4.41%	3.71%
2002 % Native American Pop	.41%	.36%	.33%	.31%
2002 % Asian & Pacific Pop	.72%	.62%	.55%	.41%
2002 % Multiple Ethnic Heritage Pop	1.79%	1.68%	1.51%	1.31%
2002 % Other Pop	3.23%	2.43%	1.94%	1.31%
2002 % Hispanic Pop	6.75%	5.18%	4.15%	3.01%
HOUSING				
2002 Housing Units	6,564	9,705	12,666	20,719
2002 % Owner Occupied	60.76%	62.33%	64.41%	64.61%
2002 % Renter Occupied	30.99%	27.74%	25.36%	24.41%
2002 Avg Persons per HH	2.7	2.6	2.6	2.6
HOUSEHOLDS BY INCOME				
2002 HH Inc > \$600,000	.25%	.21%	.21%	.11%
2002 HH Inc \$250,000 - \$500,000	.35%	.31%	.33%	.21%
2002 HH Inc \$150,000 - \$249,999	1.75%	1.59%	1.71%	1.51%
2002 HH Inc \$100,000 - \$149,999	4.40%	4.16%	4.22%	3.91%
2002 HH Inc \$ 75,000 - \$ 99,999	7.08%	6.49%	6.48%	6.31%
2002 HH Inc \$ 50,000 - \$ 74,999	18.28%	17.99%	18.30%	17.81%
2002 HH Inc \$ 35,000 - \$ 49,999	19.15%	19.06%	18.78%	18.11%
2002 HH Inc \$ 25,000 - \$ 34,999	16.78%	16.50%	16.81%	17.21%
2002 HH Inc \$ 15,000 - \$ 24,999	17.78%	17.82%	17.45%	17.31%
2002 HH Inc < \$ 15,000	14.18%	15.86%	15.71%	17.21%
INCOME				
2002 Avg HH Income	\$46,317	\$44,944	\$45,812	\$44,214
2002 Median HH Income	\$36,930	\$36,232	\$36,479	\$35,214
2002 Per Capita Income	\$18,229	\$17,846	\$18,122	\$17,610
OTHER				
2002 Total Business Count	807	1,097	1,361	2,113
2002 Median Age	34.9	36.7	37.4	31.6

05/10/04

Wal-Mart Stores, Inc.
Pop Facts Summary Report
 by Block Group

Site: SITE
 NWC Lexington & College
 Marshall, MO 65340

Site Coordinates:
 Longitude/X: -93.214845
 Latitude/Y: 39.109628

	1.00 MILE RING 3.14 sq/mi	3.00 MILE RING 28.26 sq/mi	5.00 MILE RING 78.49 sq/mi	7.00 MILE RING 153.84 sq/mi
POPULATION				
2007 Population	3,729	12,525	13,438	14,313
2002 Population	3,736	12,686	13,607	14,513
2000 Population	3,747	12,776	13,702	14,613
1990 Population	3,668	12,982	13,672	14,413
1990-2000 % Pop Change	2.13%	-1.43%	.22%	1.25%
HOUSEHOLDS				
2007 Households	1,528	4,713	4,983	5,219
2002 Households	1,543	4,793	5,063	5,313
2000 Households	1,551	4,835	5,104	5,413
1990 Households	1,525	4,800	5,039	5,313
1990-2000 % HH Change	1.75%	.73%	1.29%	1.70%
Postal Address Count (Summer)	1,612	5,444	5,717	5,919
Postal Address Count (Winter)	1,612	5,444	5,717	5,919
ETHNICITY				
2002 % White Pop	87.36%	85.46%	85.90%	86.41%
2002 % Black Pop	5.96%	7.33%	7.15%	6.81%
2002 % Native American Pop	.28%	.47%	.45%	.41%
2002 % Asian & Pacific Pop	.71%	.81%	.80%	.71%
2002 % Multiple Ethnic Heritage Pop	1.92%	2.01%	1.96%	1.91%
2002 % Other Pop	3.77%	3.93%	3.74%	3.51%
2002 % Hispanic Pop	8.36%	8.09%	7.75%	7.31%
HOUSING				
2002 Housing Units	1,656	5,191	5,483	5,714
2002 % Owner Occupied	55.08%	57.99%	58.84%	59.51%
2002 % Renter Occupied	38.08%	34.35%	33.49%	32.51%
2002 Avg Persons per HH	2.4	2.6	2.7	2.7
HOUSEHOLDS BY INCOME				
2002 HH Inc > \$500,000	.05%	.30%	.29%	.21%
2002 HH Inc \$250,000 - \$500,000	.00%	.35%	.38%	.31%
2002 HH Inc \$150,000 - \$249,999	1.02%	1.60%	1.72%	1.71%
2002 HH Inc \$100,000 - \$149,999	1.86%	3.84%	4.14%	4.31%
2002 HH Inc \$ 75,000 - \$ 99,999	7.06%	6.97%	7.12%	7.11%
2002 HH Inc \$ 50,000 - \$ 74,999	16.76%	17.58%	17.87%	18.11%
2002 HH Inc \$ 35,000 - \$ 49,999	20.54%	19.35%	19.18%	19.01%
2002 HH Inc \$ 25,000 - \$ 34,999	17.00%	16.60%	16.60%	16.61%
2002 HH Inc \$ 15,000 - \$ 24,999	21.30%	18.91%	18.49%	18.11%
2002 HH Inc < \$ 15,000	14.41%	14.50%	14.22%	14.01%
INCOME				
2002 Avg HH Income	\$38,271	\$46,725	\$46,220	\$46,851
2002 Median HH Income	\$33,851	\$35,768	\$36,399	\$36,111
2002 Per Capita Income	\$16,534	\$17,850	\$18,098	\$18,338
OTHER				
2002 Total Business Count	172	622	697	755
2002 Median Age	37.3	35.0	34.4	34.3

05/10/04

Wal-Mart Stores, Inc. Brief Demographic Report by Block Group

Site: SITE
NWc Lexington & College
Marshall, MO 65340

Site Coordinates:
Longitude/X: -93.214845
Latitude/Y: 39.109628

	10.00 MILE RING 313.96 sq/mi	15.00 MILE RING 706.4 sq/mi	20.00 MILE RING 1255.82 sq/mi	25.00 MILE RING 1962.23 sq/mi
2002 Population	16,227	23,131	30,080	47,941
2000 Population	16,338	23,301	30,246	48,121
2002 Population Density/Sq Mile	51.7	32.7	24.0	24.4
% Change in Pop 2002 to 2007	-1.20%	-1.30%	-0.89%	-0.58%
% Change in Pop 2000 to 2002	-0.68%	-0.73%	-0.55%	-0.37%
2007 Median Age Total Population	35.7	37.7	38.4	39.1
2002 Median Age Total Population	34.8	36.6	37.3	38.1
2002 White	14,196	20,688	27,453	44,541
2002 Black	1,033	1,267	1,325	1,711
2002 Indian/Eskimo/Aleut	66	83	98	141
2002 Asian/Pacific Islander	117	144	165	191
2002 Multiple Ethnic Heritage	289.8	387.6	454.6	631.1
2002 Other	524	582	584	641
2002 Hispanic	1,095	1,187	1,250	1,441
2002 % Female Population	.51	.51	.51	.51
2002 % Male Population	.49	.49	.49	.49
2007 Median HH Income	\$43,940	\$42,823	\$42,891	\$41,111
2002 Median HH Income	\$36,930	\$36,232	\$36,479	\$35,211
2002 Average HH Income	\$46,317	\$44,944	\$45,812	\$44,211
2007 Average HH Income	\$55,469	\$53,817	\$55,059	\$52,811
% Change in HH Income 2002 to 2007	19.22	18.67	18.87	18.17

05/10/04

Wal-Mart Stores, Inc.
Brief Demographic Report
 by Block Group

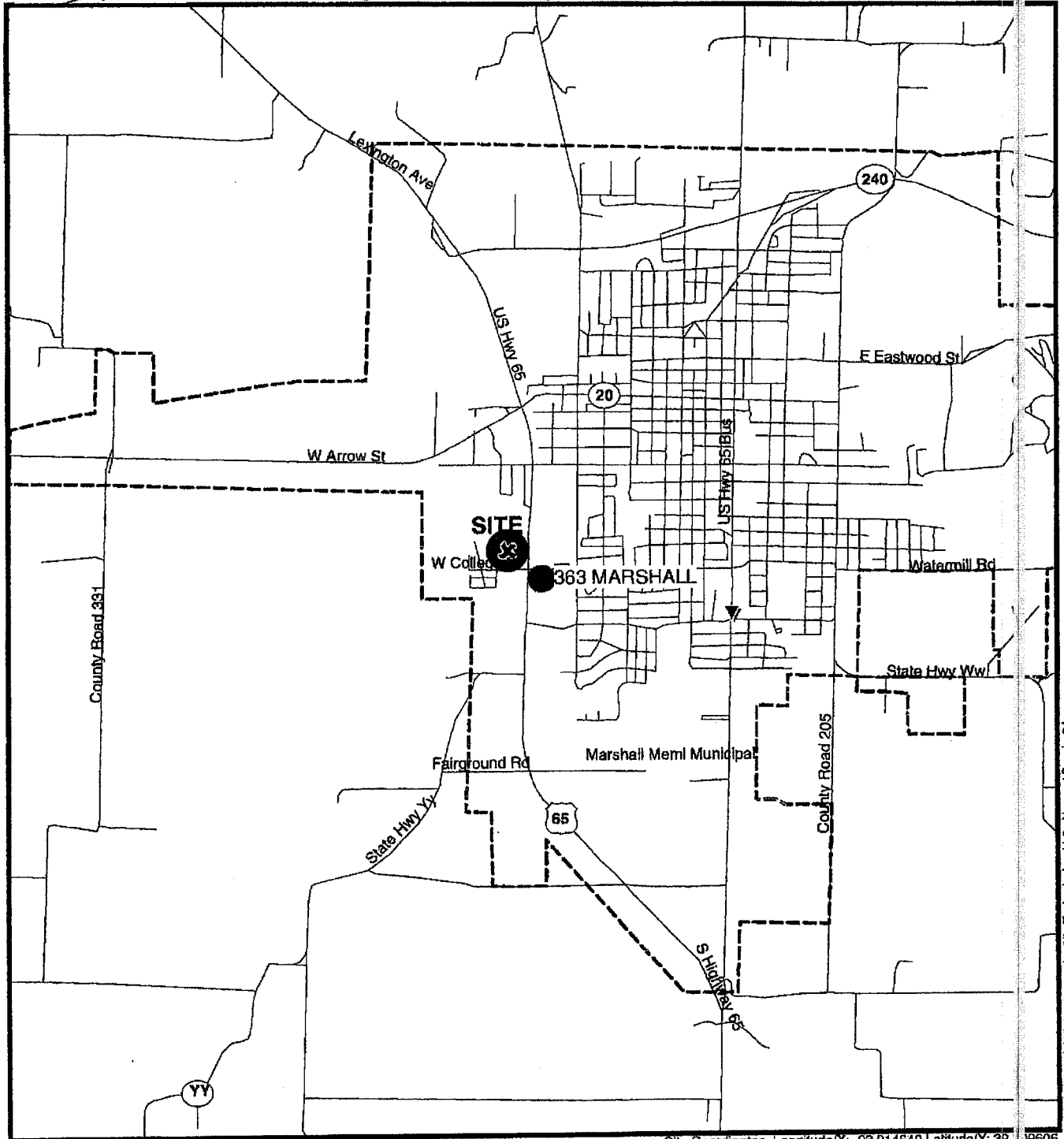
Site: **SITE**
NWc Lexington & College
Marshall, MO 65340

Site Coordinates:
 Longitude/X: **-93.214845**
 Latitude/Y: **39.109628**

	1.00 MILE RING 3.14 sq/mi	3.00 MILE RING 28.26 sq/mi	5.00 MILE RING 78.49 sq/mi	7.00 MILE RING 153.84 sq/mi
2002 Population	3,736	12,686	13,607	14,519
2000 Population	3,747	12,776	13,702	14,618
2002 Population Density/Sq Mile	1188.2	449.6	173.5	91.7
% Change in Pop 2002 to 2007	-1.9%	-1.27%	-1.25%	-1.2%
% Change in Pop 2000 to 2002	-2.8%	-7.1%	-6.9%	-6.1%
2007 Median Age Total Population	38.3	35.8	35.2	31.0
2002 Median Age Total Population	37.1	34.9	34.9	32.2
2002 White	3,264	10,841	11,688	12,516
2002 Black	223	930	974	1,013
2002 Indian/Eskimo/Aleut	11	59	61	13
2002 Asian/Pacific Islander	26	102	109	14
2002 Multiple Ethnic Heritage	71.6	254.5	267.2	274
2002 Other	141	498	509	516
2002 Hispanic	313	1,026	1,055	1,076
2002 % Female Population	.54	.51	.51	.51
2002 % Male Population	.46	.49	.49	.49
2007 Median HH Income	\$39,295	\$42,835	\$43,565	\$43,111
2002 Median HH Income	\$33,851	\$35,768	\$36,399	\$36,111
2002 Average HH Income	\$38,271	\$45,725	\$46,220	\$46,135
2007 Average HH Income	\$45,328	\$54,953	\$55,504	\$55,173
% Change in HH Income 2002 to 2007	18.27	19.57	19.51	19.13

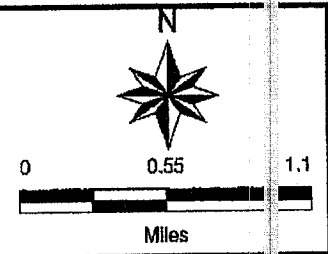
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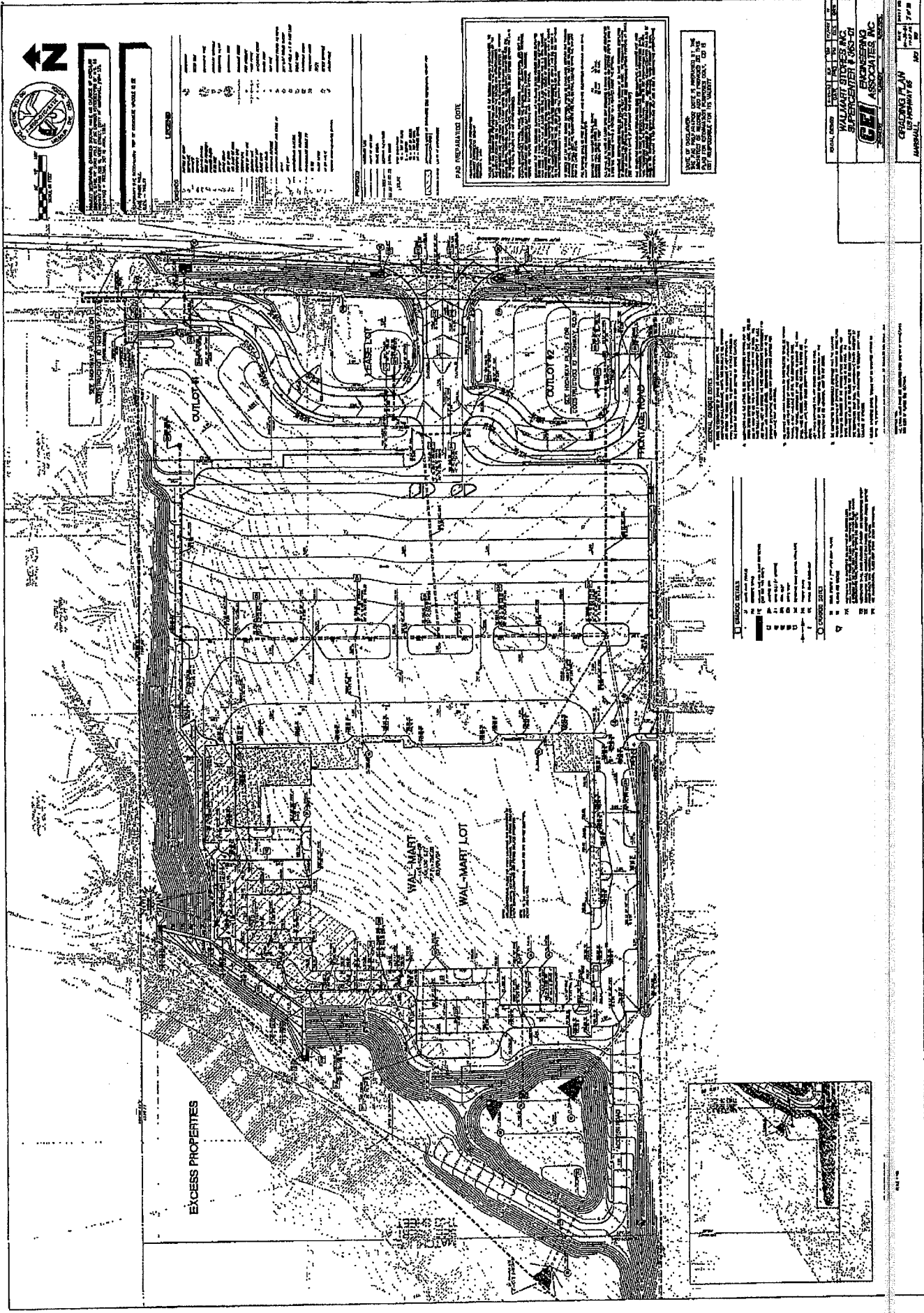
NWc Lexington & College Marshall, MO 65340



Site Coordinates Longitude/X: -93.214640 Latitude/Y: 39.19606

- | | | | |
|--|--------------------|--|-------------------|
| | Wal-Marts | | Major Roads |
| | Supercenters | | Streets |
| | Neighborhood Mkts | | Airports |
| | Sam's Clubs | | County Boundaries |
| | Major Highways | | |
| | Secondary Highways | | |





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LEGEND

1	EXISTING GRADE
2	PROPOSED GRADE
3	PROPOSED DRIVEWAY
4	PROPOSED SIDEWALK
5	PROPOSED CONCRETED DRIVEWAY
6	PROPOSED CONCRETED SIDEWALK
7	PROPOSED CONCRETED DRIVEWAY AND SIDEWALK
8	PROPOSED CONCRETED DRIVEWAY AND SIDEWALK WITH CURB
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10	PROPOSED CONCRETED DRIVEWAY AND SIDEWALK WITH CURB AND GUTTER AND DRAINAGE
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GENERAL NOTES

1. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE CONCRETE.
2. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE 12" THICK.
3. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE FINISHED WITH A BROOM.
4. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE FINISHED WITH A CURB AND GUTTER.
5. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE FINISHED WITH A DRAINAGE.
6. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE FINISHED WITH A LIGHT FIXTURE.
7. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE FINISHED WITH A SIGN.
8. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE FINISHED WITH A LIGHT FIXTURE AND SIGN.
9. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE FINISHED WITH A LIGHT FIXTURE AND SIGN AND LIGHT FIXTURE.
10. ALL PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE FINISHED WITH A LIGHT FIXTURE AND SIGN AND LIGHT FIXTURE AND SIGN AND LIGHT FIXTURE AND SIGN.

PROPOSED DRIVEWAY

PROPOSED SIDEWALK

PROPOSED CONCRETED DRIVEWAY

PROPOSED CONCRETED SIDEWALK

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DATE: 05/10/04
 DRAWN BY: J. W. HARRIS
 CHECKED BY: J. W. HARRIS
 PROJECT: WAL-MART LOT
 SHEET NO. 1 OF 1
 G.E.I. ENGINEERS, INC.
 1000 W. HARRIS BLVD.
 SUITE 100
 HARRIS, MISSOURI 63043
 PHONE: (636) 335-1100
 FAX: (636) 335-1101
 WWW: WWW.GEIENGINEERS.COM

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