

198-232 Old Rte 66



198-232 OLD RTE 66, SAINT ROBERT, MO 65584

COVER PAGE

For Sale



For more information please contact:

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Senior Broker

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com



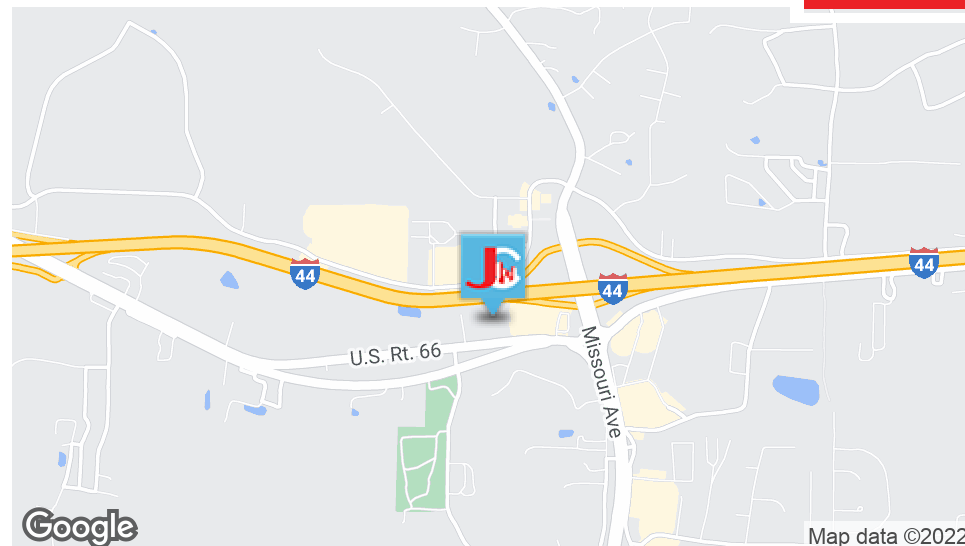
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EXECUTIVE SUMMARY

For Sale



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	32,000 SF
Available SF:	
Lot Size:	4.04 Acres
Price / SF:	\$60.94
Zoning:	Commercial
Market:	St Robert, MO

PROPERTY OVERVIEW

4.04 Acre property for sale in St Robert, MO.

PROPERTY HIGHLIGHTS

- Interstate Visibility.
- Easy Access.
- Large Lot.
- Close Proximity to Fort Leonard Wood.

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ADDITIONAL PHOTOS

For Sale



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RETAILER MAP

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TRAFFIC COUNT MAP

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DEMOGRAPHICS MAP & REPORT

For Sale

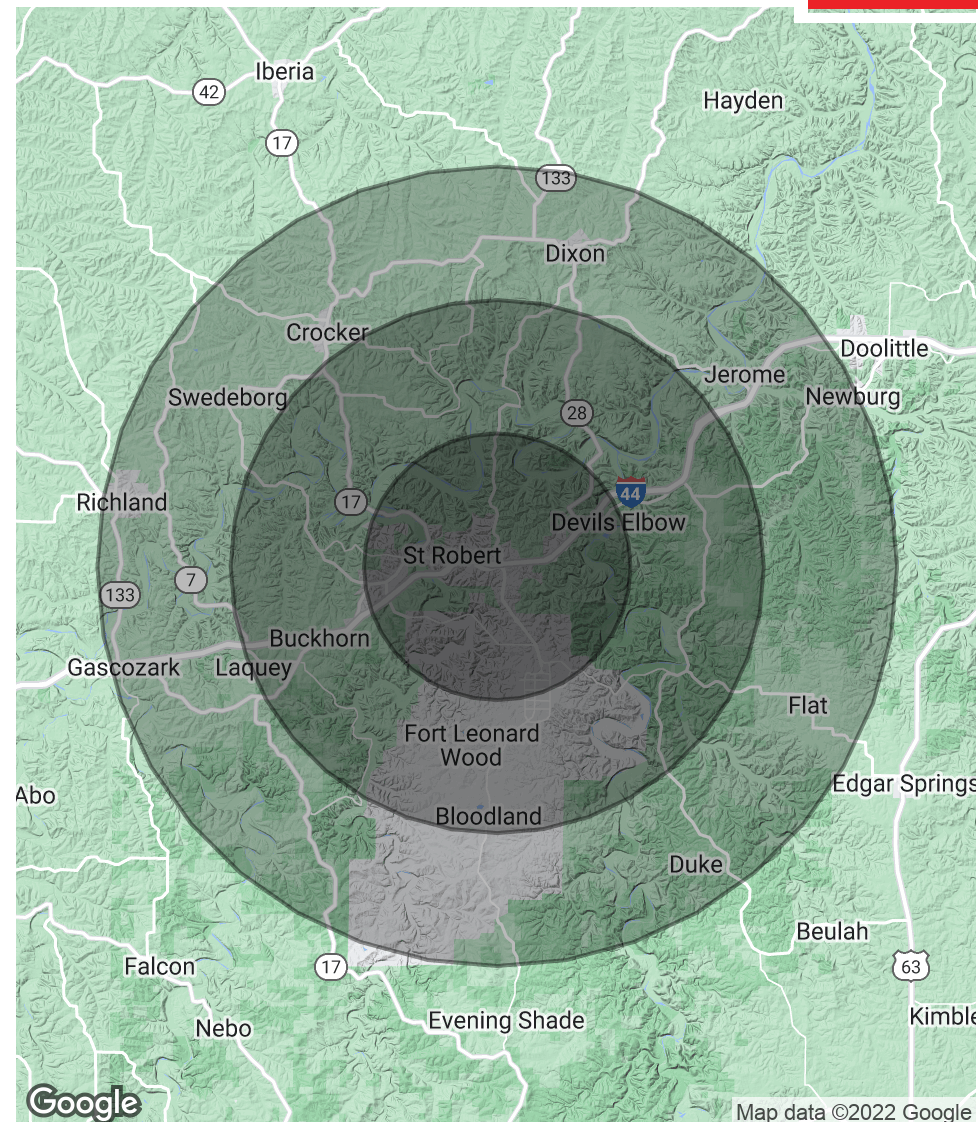
POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	25,288	42,005	54,094
Average Age	29.9	29.8	31.6
Average Age (Male)	28.0	28.3	29.7
Average Age (Female)	31.3	31.2	34.0

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	8,964	14,977	20,113
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$52,724	\$54,588	\$54,010
Average House Value	\$142,922	\$138,513	\$136,436

* Demographic data derived from 2020 ACS - US Census



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DAVID HAVENS

Senior Broker

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MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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