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Offering Memorandum!

### 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

5,848 | 17,478 | 19,906



#### Daytime Population

4,399 | 12,026 | 13,397



#### Median Household Income

\$73,166 | \$56,738 | \$57,397

## RETAIL FOR SALE OR LEASE

2110 - 2206 South Baltimore Street | Kirksville, Missouri 63501

1,320 - 31,875 SF | Sale Price: \$3,200,000

Lease Rate: \$5.00-15.00/SF | Triple Nets: \$3.00/SF

### PROPERTY DETAILS

Great visibility on highly traveled Baltimore Street

Two outlots available (0.90 - 0.91 Acres), drive-thru approved

Strong secondary market

Less than 1 mile from Truman State University

Baltimore Street - 7,264 VPD

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

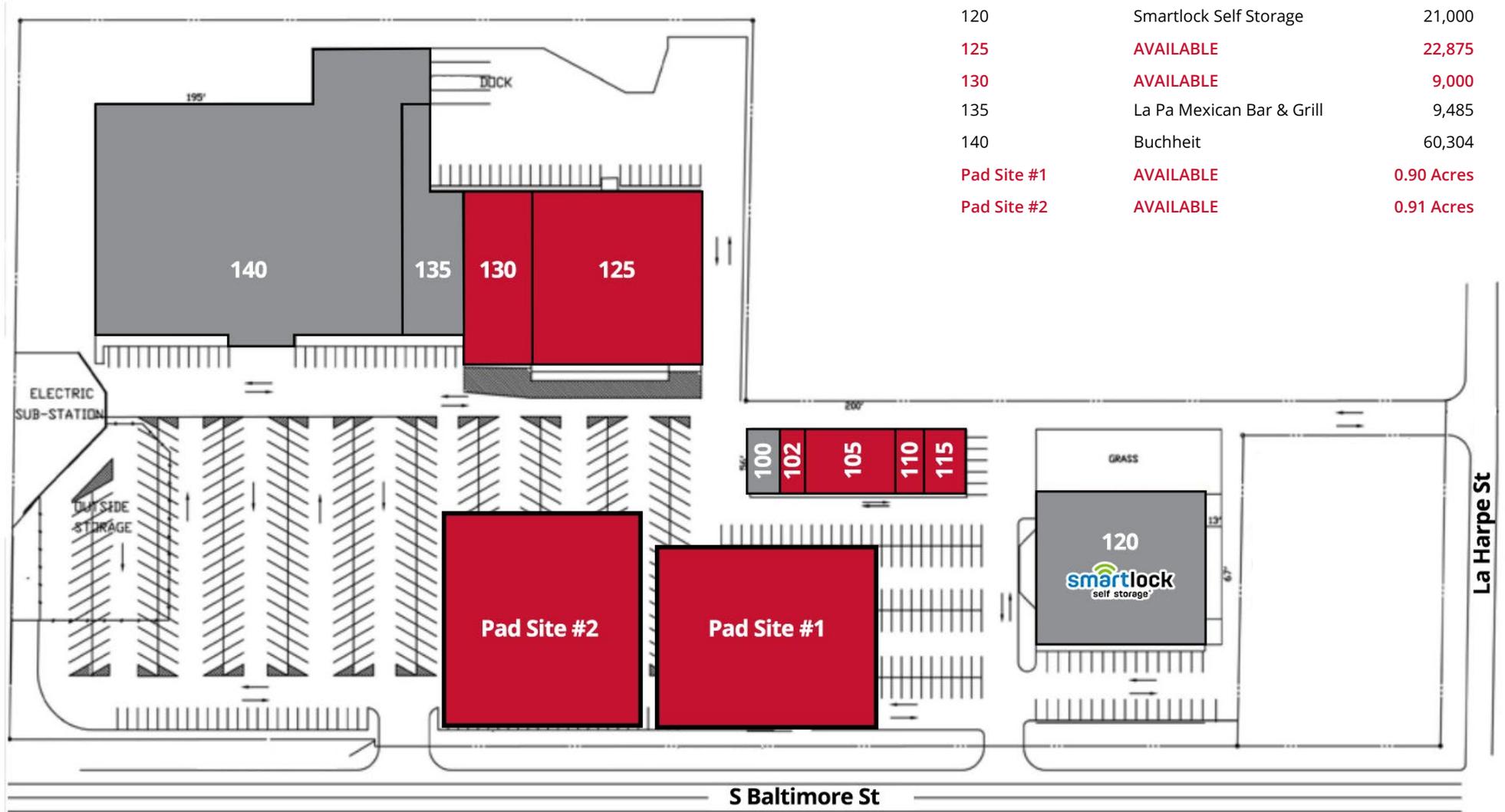
# Trade Area Aerial



# Site Plan



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Space	Status	SF
100	US Cellular	1,375
102	AVAILABLE	1,375
105	AVAILABLE	4,500
110	AVAILABLE	1,320
115	AVAILABLE	2,424
120	Smartlock Self Storage	21,000
125	AVAILABLE	22,875
130	AVAILABLE	9,000
135	La Pa Mexican Bar & Grill	9,485
140	Buchheit	60,304
Pad Site #1	AVAILABLE	0.90 Acres
Pad Site #2	AVAILABLE	0.91 Acres