



For Lease



For more information please contact:

David Havens

Senior Broker

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

St Robert Plaza



151 ST ROBERT BLVD, SAINT ROBERT, MO 65584

LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,650 SF	Lease Rate:	\$25.00 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4	Available	1,650 SF	NNN	\$25.00 SF/yr	In-Line.
5	Available	1,650 SF	NNN	\$30.00 SF/yr	End-Cap.

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PROPERTY SUMMARY

Available SF:	1,650 SF
Lease Rate:	\$25.00 - 30.00 SF/yr (NNN)
Lot Size:	1.05 Acres
Building Size:	11,088 SF
Zoning:	Commercial
Market:	St Robert, MO
Sub Market:	Fort Leonard Wood Army Base
Cross Streets:	St Robert Plaza Dr

PROPERTY OVERVIEW

Discover the perfect location for your business at 151 St Robert Blvd, Saint Robert, MO, 65584. This premier property boasts exceptional visibility and effortless accessibility, ensuring your business stands out in the high-traffic area. With 72 dedicated parking spaces, customers will appreciate the convenience of ample parking. The property's close proximity to I-44 enhances its desirability, making it easily accessible for both locals and travelers. As the main retail area for the esteemed Fort Leonard Wood Army Base, this location offers unparalleled exposure and a built-in customer base. Secure your place at this prime commercial space and watch your business thrive in this dynamic and strategic location.

Estimated NNN = \$3.00

PROPERTY HIGHLIGHTS

- Great visibility & Easy access.
- High traffic count.
- Close proximity to I-44.
- 72 Parking Spaces.
- Main retail area for Fort Leonard Wood Army Base.

St Robert Plaza

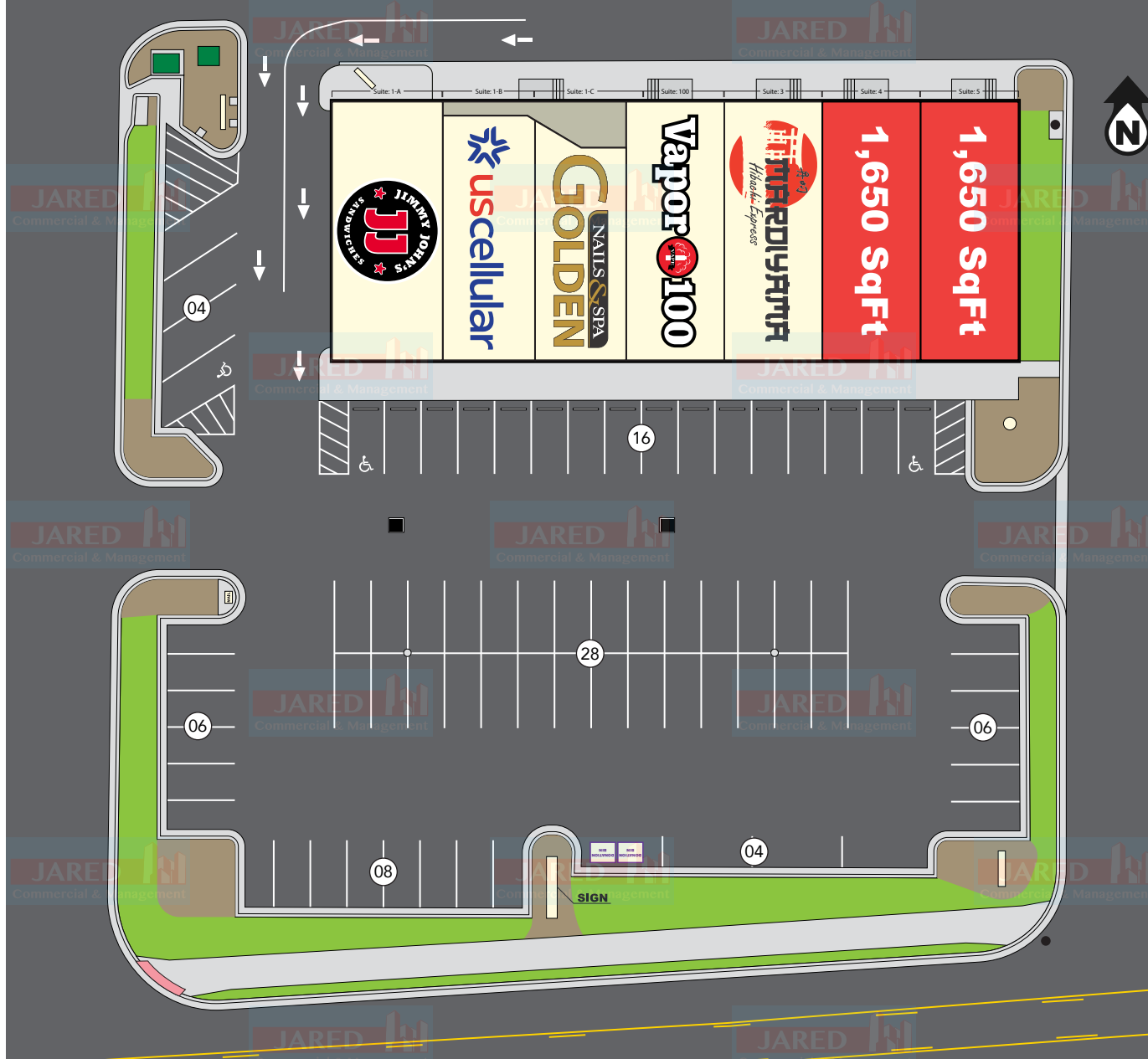


151 ST ROBERT BLVD, SAINT ROBERT, MO 65584

SITE PLAN



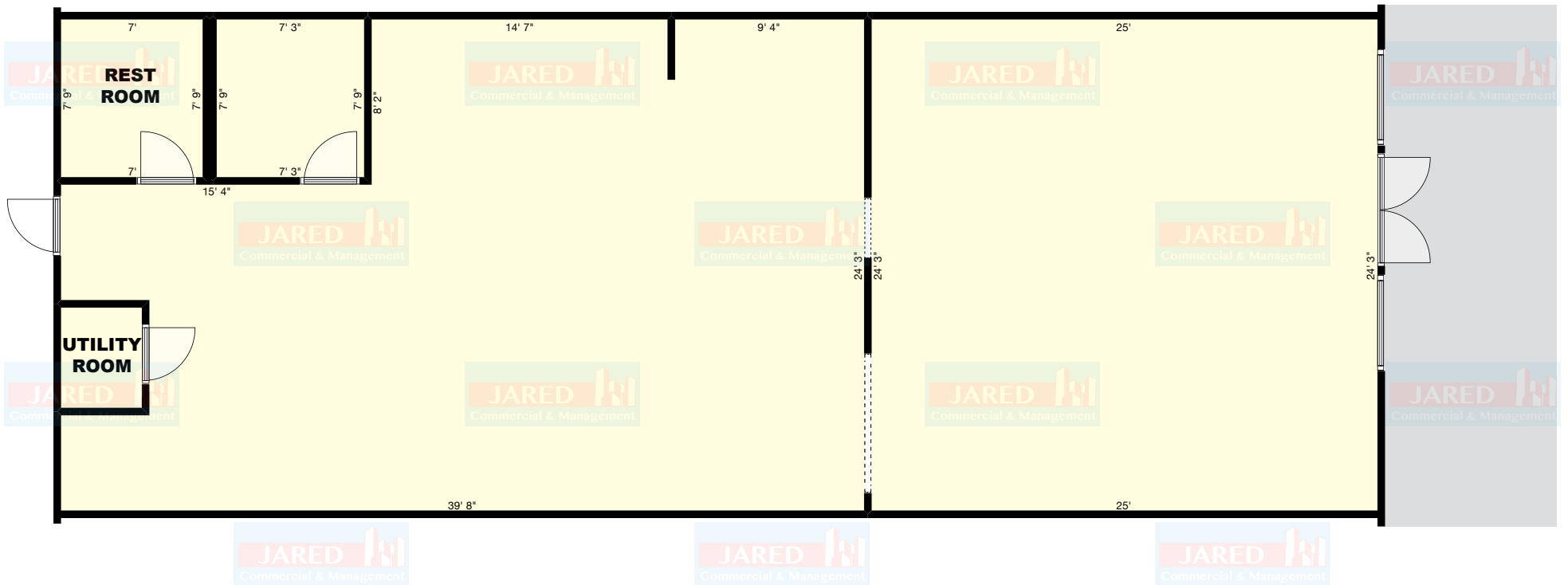
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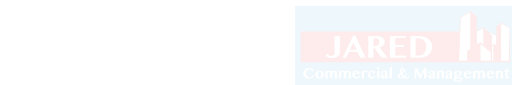
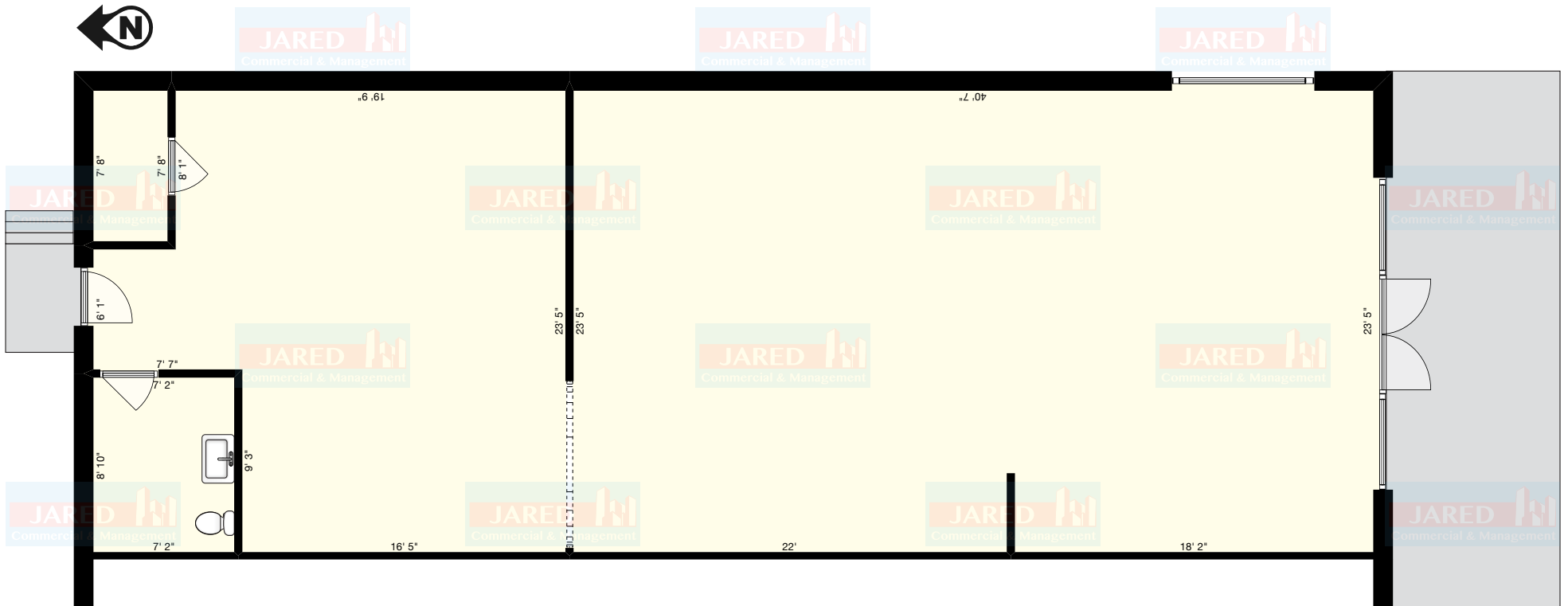


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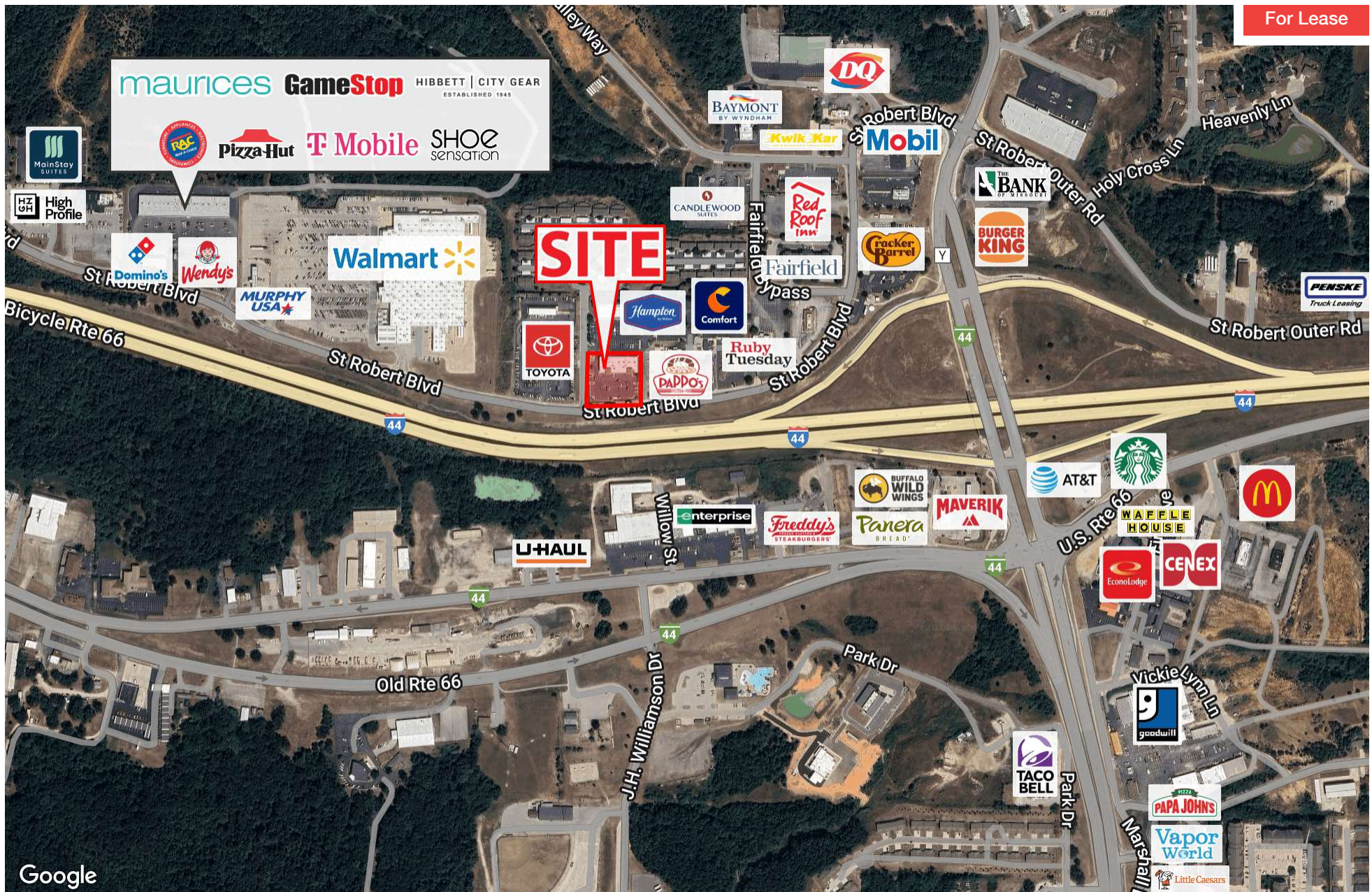
St Robert Plaza



151 ST ROBERT BLVD, SAINT ROBERT, MO 65584

RETAILER MAP

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Google

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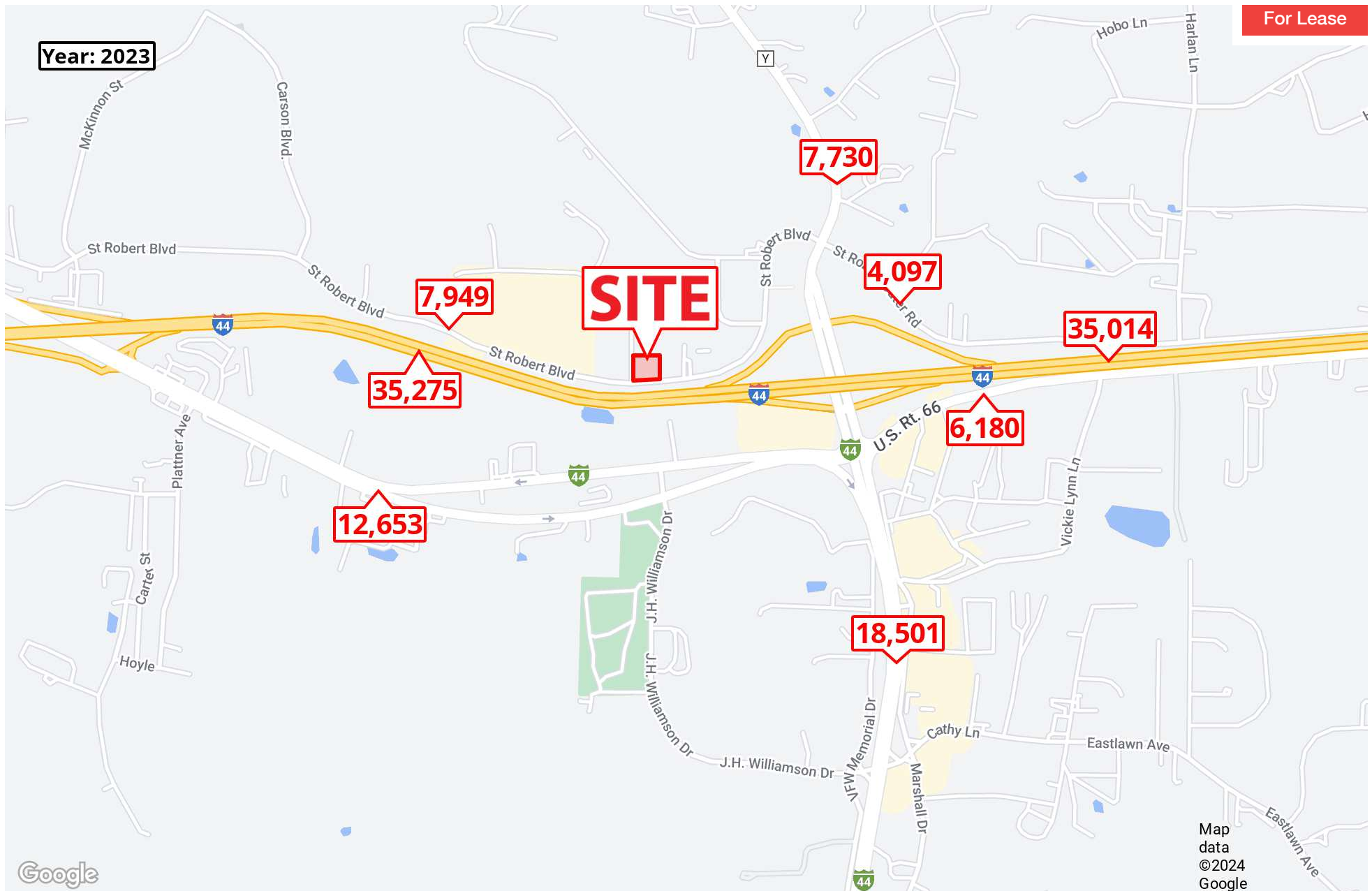
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TRAFFIC COUNT MAP

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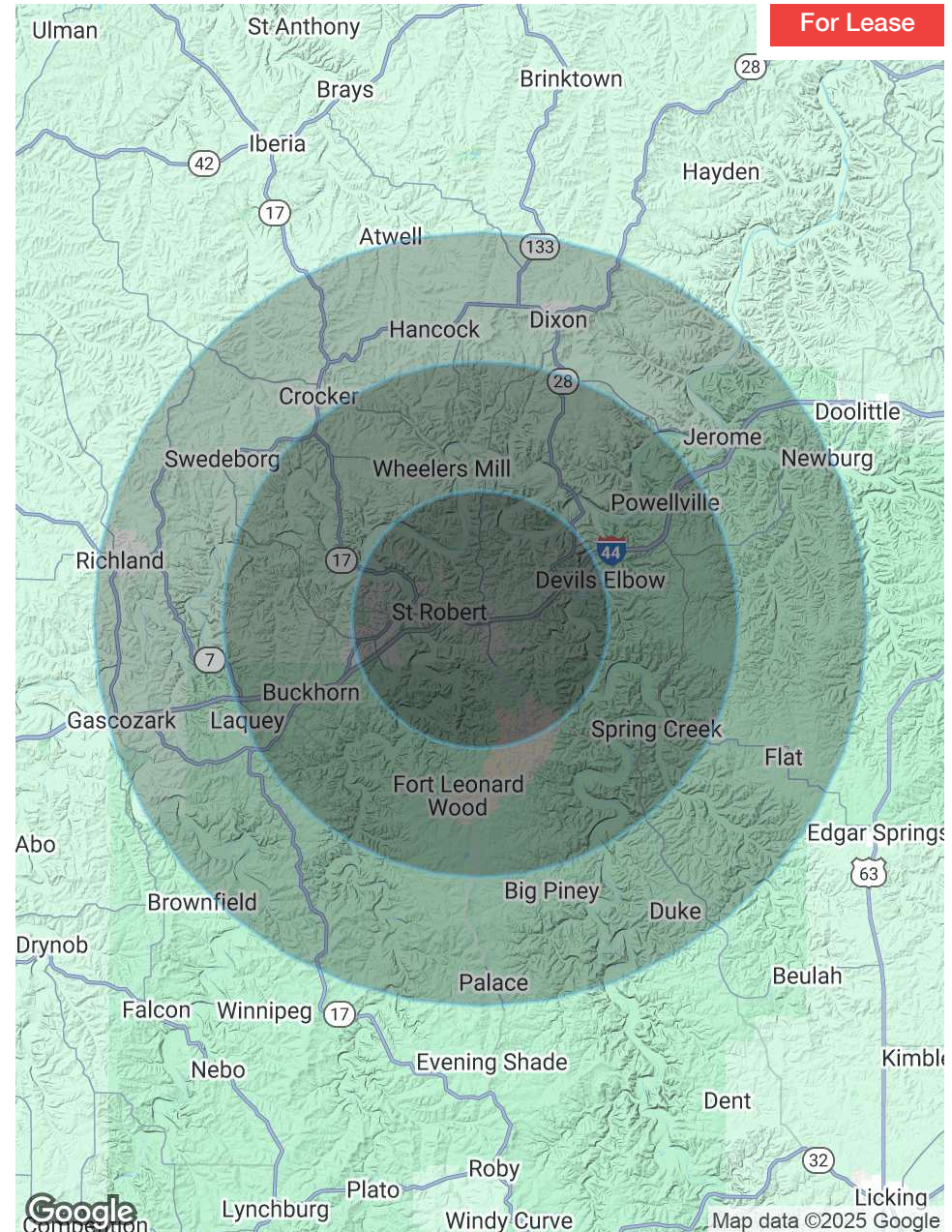
POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	24,730	42,231	54,028
Average Age	30.3	29.8	31.6
Average Age (Male)	28.3	28.2	29.7
Average Age (Female)	31.8	31.3	34.0

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	9,007	15,053	20,053
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$52,930	\$54,691	\$54,036
Average House Value	\$145,290	\$138,472	\$136,595

* Demographic data derived from 2020 ACS - US Census





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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