

426 HWY Y
ST ROBERT, MO 65584



PATRIOT PLAZA PAD SITEPATRIOT PLAZA

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PROPERTY DESCRIPTION

Presenting an outstanding opportunity for land or retail pad investors in St Robert, MO! This impressive 0.89 acre commercial pad site, offers exceptional potential for a wide range of business ventures. With its strategic location at the main intersection for St Robert, the property enjoys outstanding visibility and easy access, presenting an ideal setting for businesses seeking prime exposure. Situated in close proximity to Fort Leonard Wood Army Base and I-44, this property offers incredible accessibility and convenience for prospective tenants. Don't miss the chance to capitalize on this prominent commercial asset with immense investment potential.

PROPERTY HIGHLIGHTS

- Great visibility & Easy access.
- Located at Main Intersection for St Robert.
- Close proximity to Fort Leonard Wood Army Base.
- Close proximity to I-44.

OFFERING SUMMARY

Sale Price:

Subject To Offer

Lot Size:

0.89 Acres

DEMOGRAPHICS

Total Households

5 MILES

9,800

10 MILES

13,531

15 MILES

17,367

Total Population

31,959

45,508

54,912

Average HH Income

\$84,199

\$84,150

\$84,050

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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SITE PLAN



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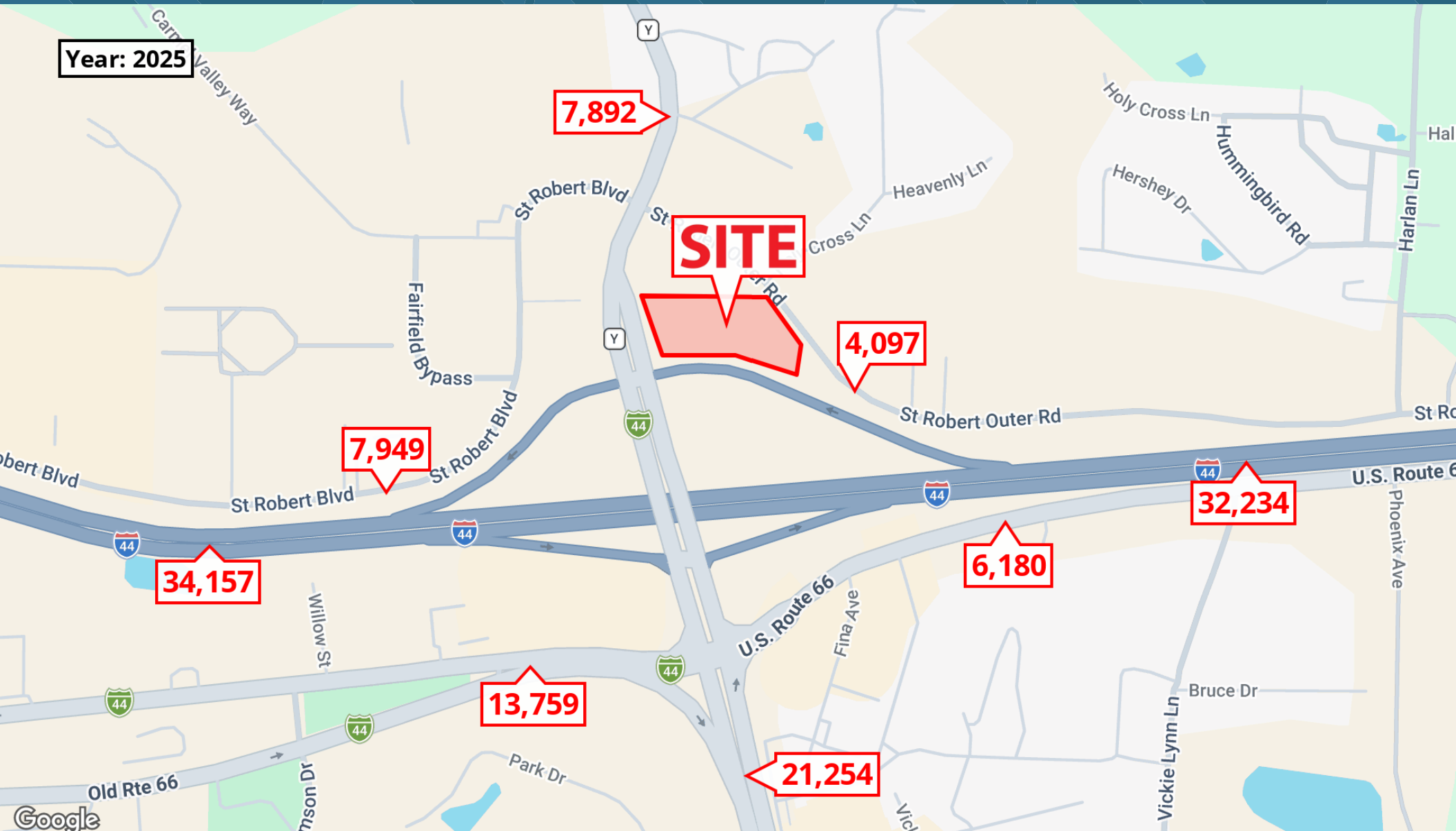
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RETAILER MAP

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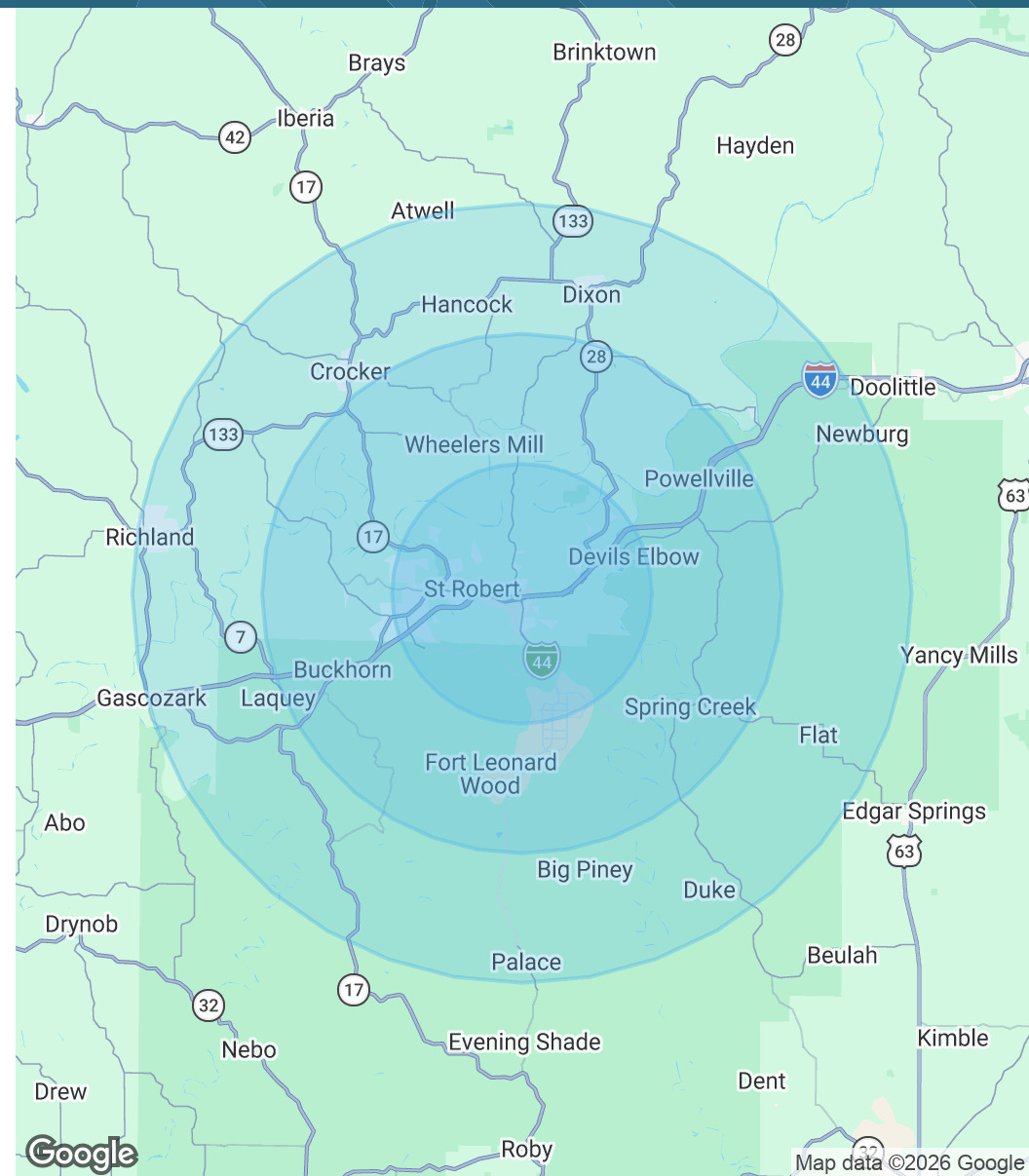
TRAFFIC COUNT MAP



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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	31,959	45,508	54,912
Average Age	31	32	34
Average Age (Male)	30	31	33
Average Age (Female)	32	33	35
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,800	13,531	17,367
# of Persons per HH	3.3	3.4	3.2
Average HH Income	\$84,199	\$84,150	\$84,050
Average House Value	\$201,338	\$201,110	\$203,550

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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