



1100-1120 N. DOUGLASS ST.

MALDEN, MO 63863

FOR SALE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime location for a value-add retail investment or redevelopment along high-traffic N. Douglass Street in Malden, MO. This expansive 24,269 SF strip center, constructed in 1970, offers an ideal canvas for retail and strip center investors. Zoned C-2, this property provides a versatile space to cater to a variety of retail and commercial needs. Rent One is a current tenant occupying approximately 7,67 SF, leaving 16,600 SF for single- or multi-tenant use. With a regional airport nearby, the Malden area offers significant potential for business growth and development. This property is poised to become a cornerstone of the Malden central business district. Don't miss out on the chance to establish a presence in this busy regional hub.

PROPERTY HIGHLIGHTS

- 24,269 SF building
- Built in 1970
- Zoned C-2
- Multi-tenant retail use
- High traffic Malden location

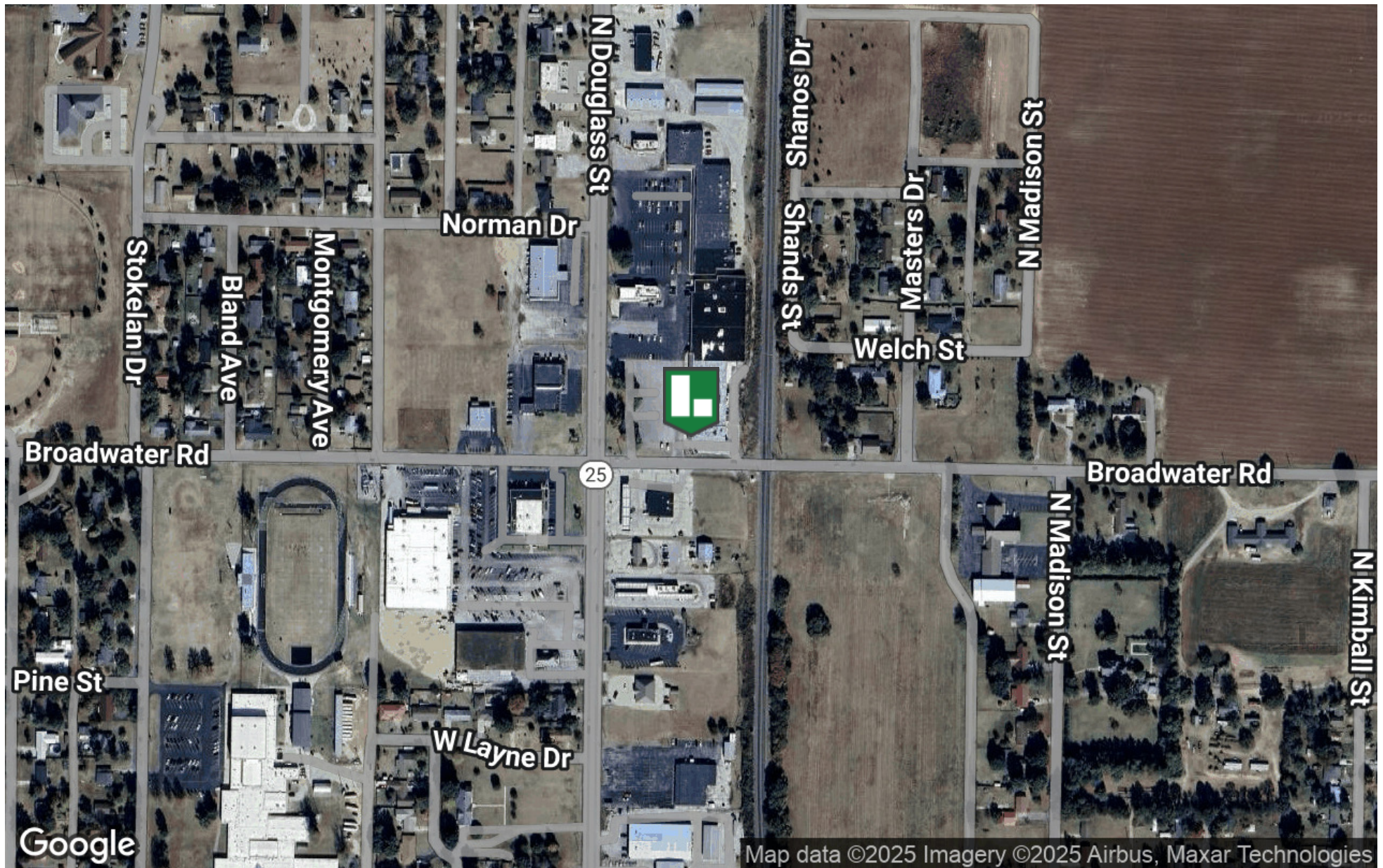
OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	2.61 Acres
Building Size:	24,269 SF

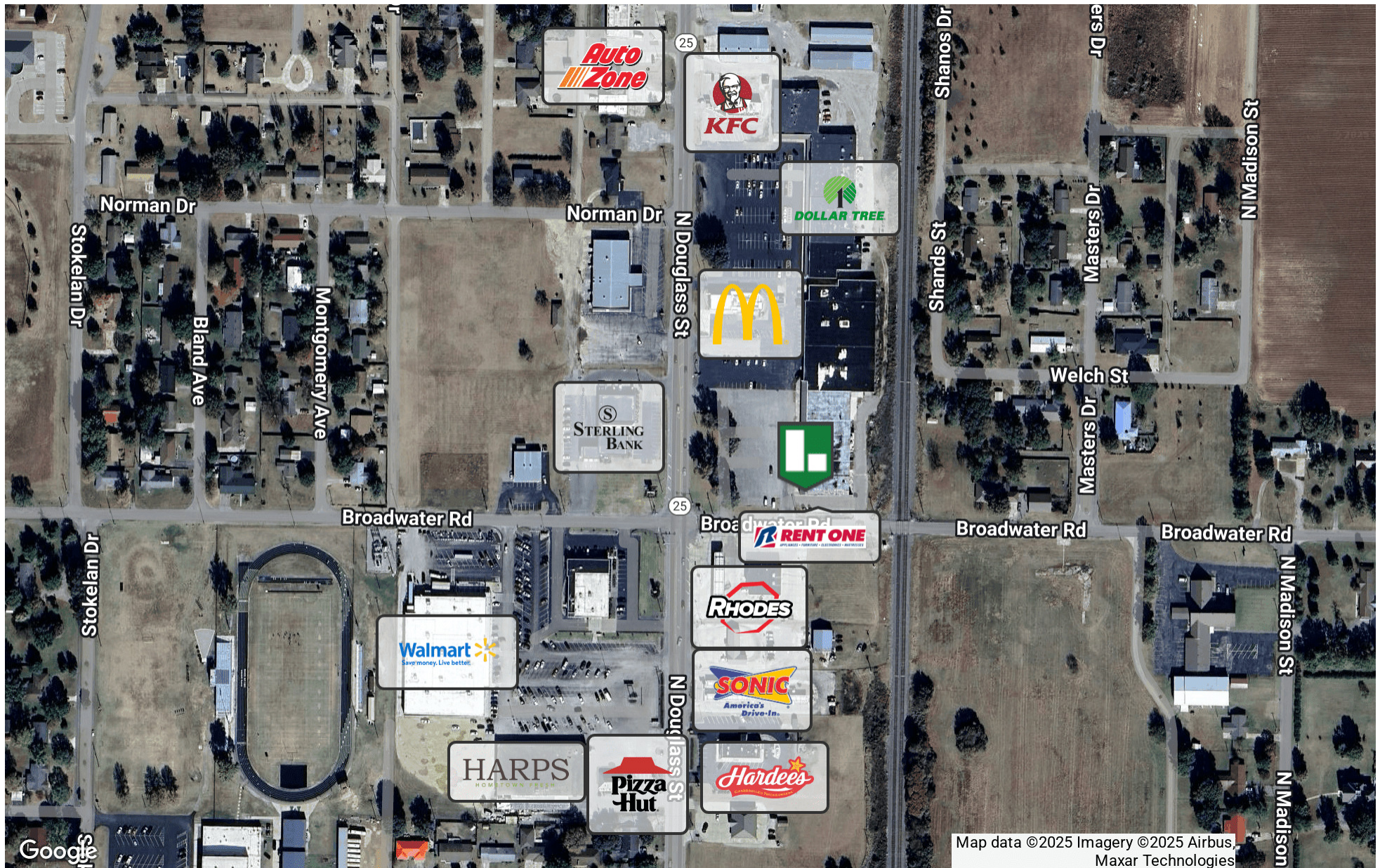
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,030	2,238	5,826
Total Population	2,378	5,198	13,914
Average HH Income	\$61,889	\$61,021	\$62,181

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LOCATION MAP



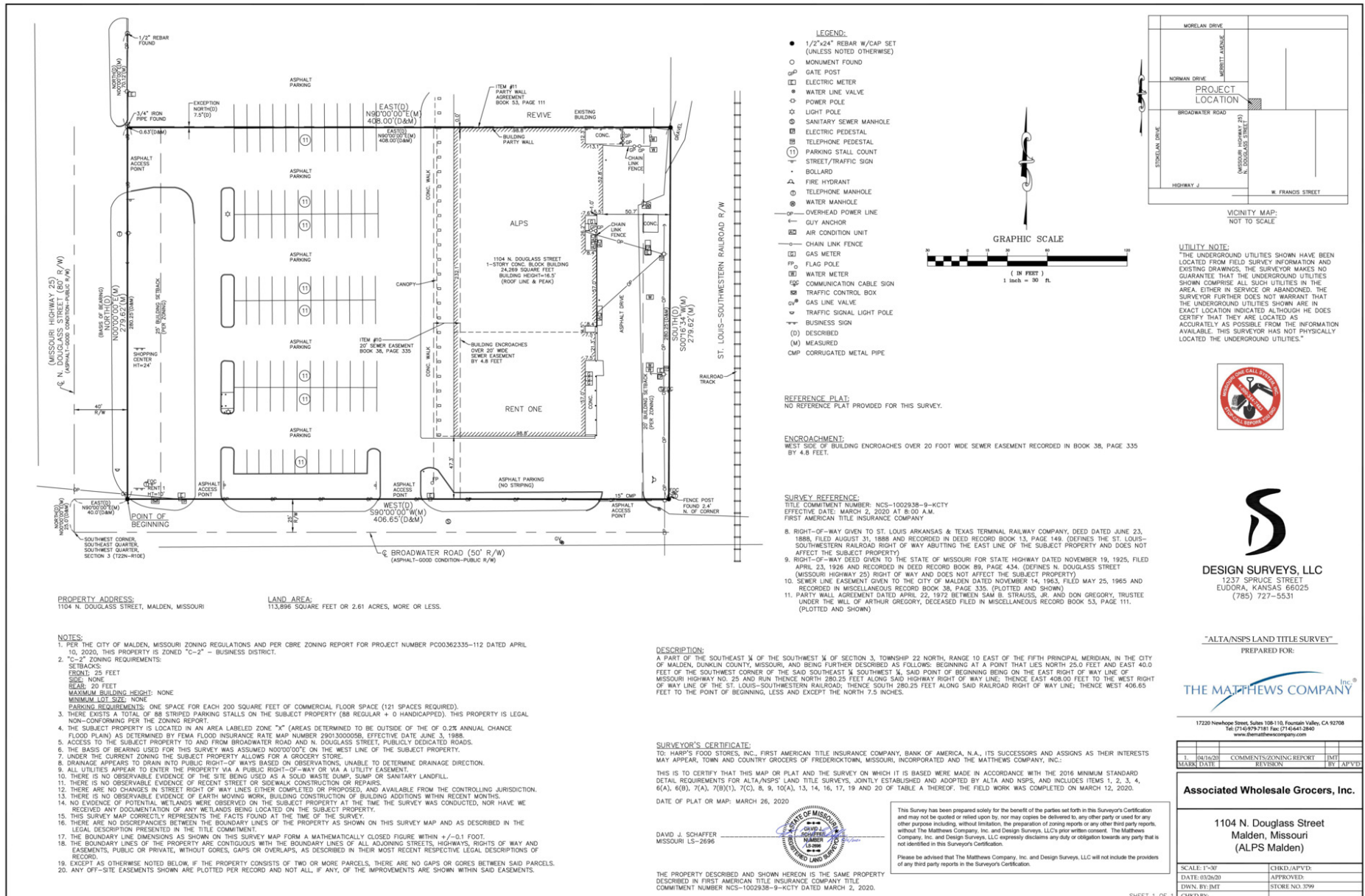
AREA BUSINESS MAP



ADDITIONAL PHOTOS



SITE PLANS

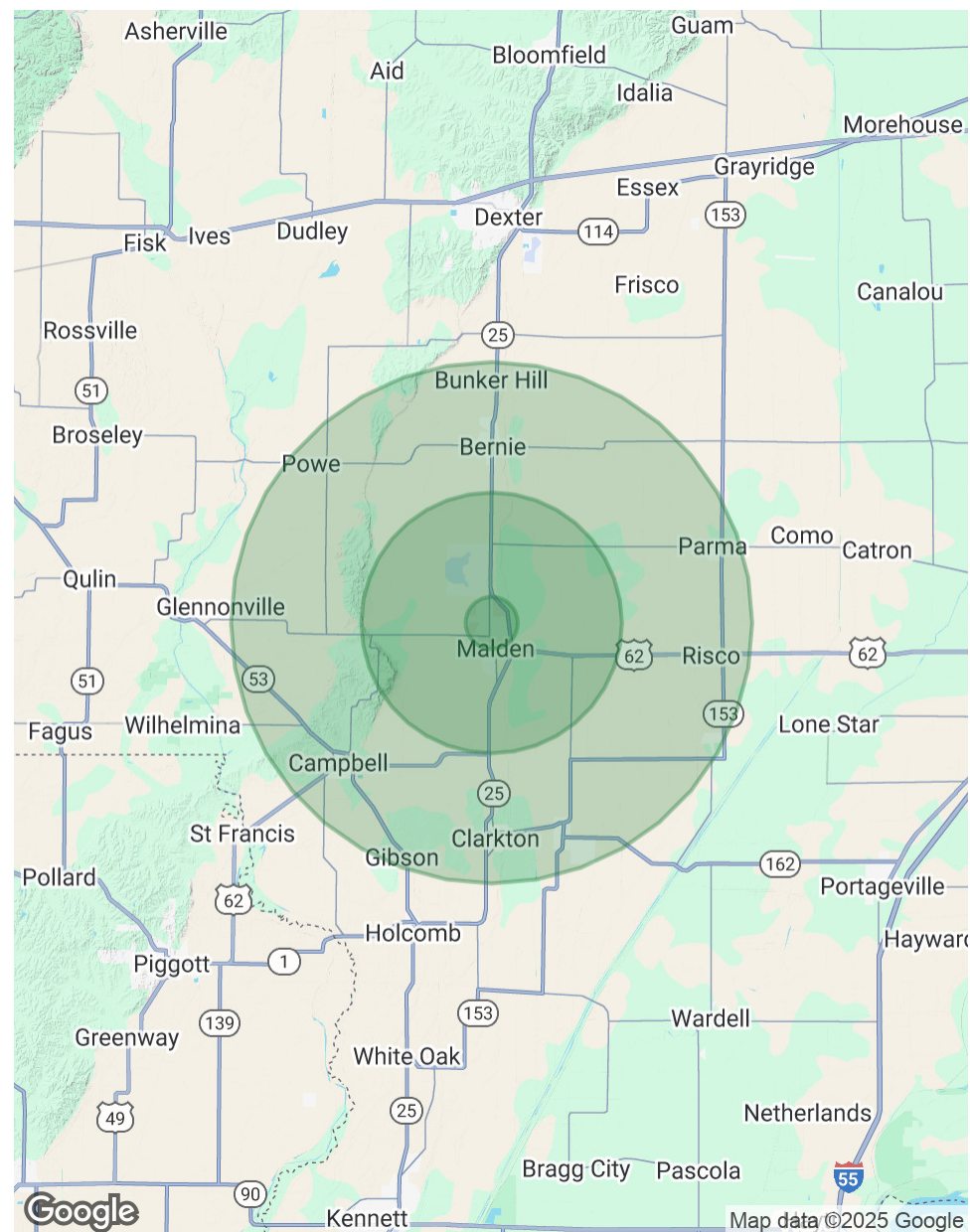


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,378	5,198	13,914
Average Age	42	42	42
Average Age (Male)	39	40	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,030	2,238	5,826
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$61,889	\$61,021	\$62,181
Average House Value	\$120,573	\$121,597	\$119,822

Demographics data derived from AlphaMap



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