



1000 NORTH DOUGLASS ST.

MALDEN, MO 63863

FOR LEASE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

2,450 SF restaurant space for lease in prime location on busy N. Douglass St. (Business Loop 25) in Malden, MO. Nearly 4,000 vehicle per day traffic count. Perfect location for a restaurant with 25+ off street parking spaces and great signage opportunity!

PROPERTY HIGHLIGHTS

- 2,450 SF restaurant space
- Move-in ready
- Nearly 4,000 vehicles per day
- 25+ off-street parking spaces
- Lease for \$3,150/mo!

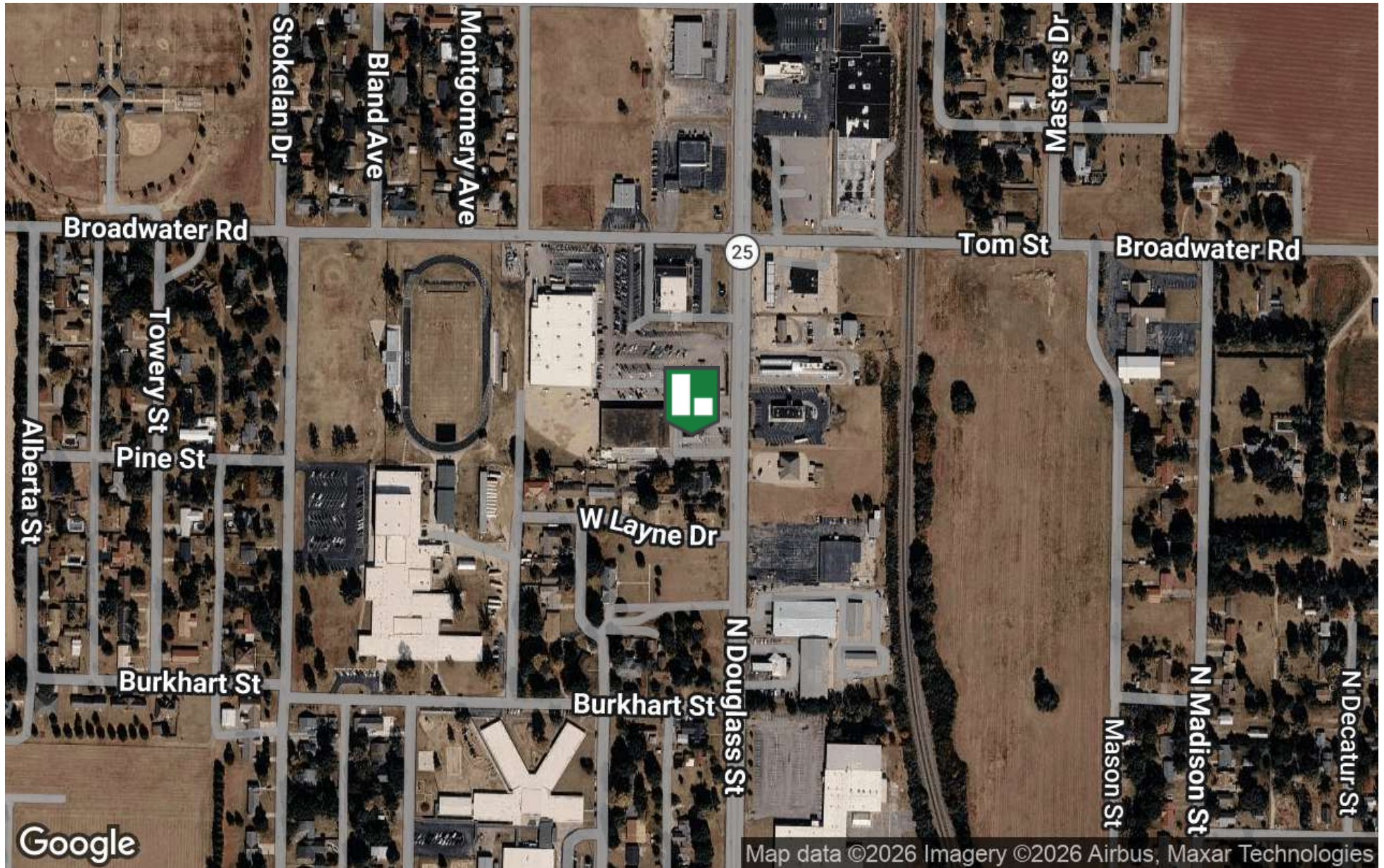
OFFERING SUMMARY

Lease Rate:	\$3,150 per month (MG)
Available SF:	2,451 SF
Building Size:	2,450 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	153	660
Total Population	113	346	1,555
Average HH Income	\$72,352	\$68,853	\$57,001

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LOCATION MAP

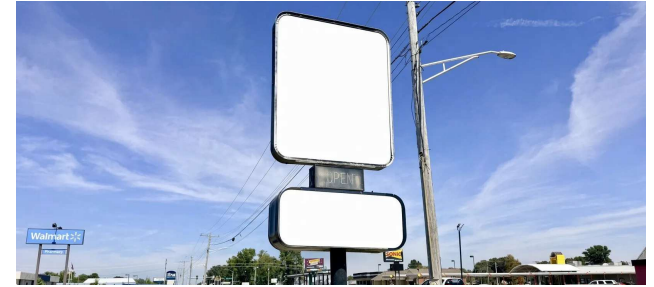
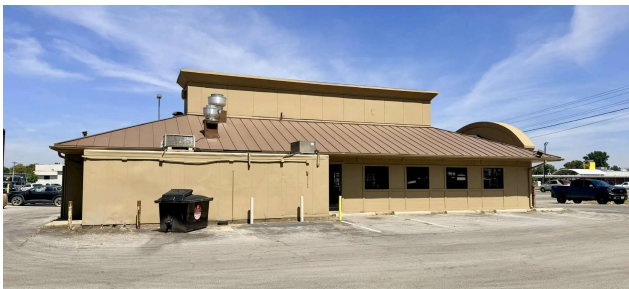


RETAILER MAP

Retailer Map Not Configured

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ADDITIONAL PHOTOS

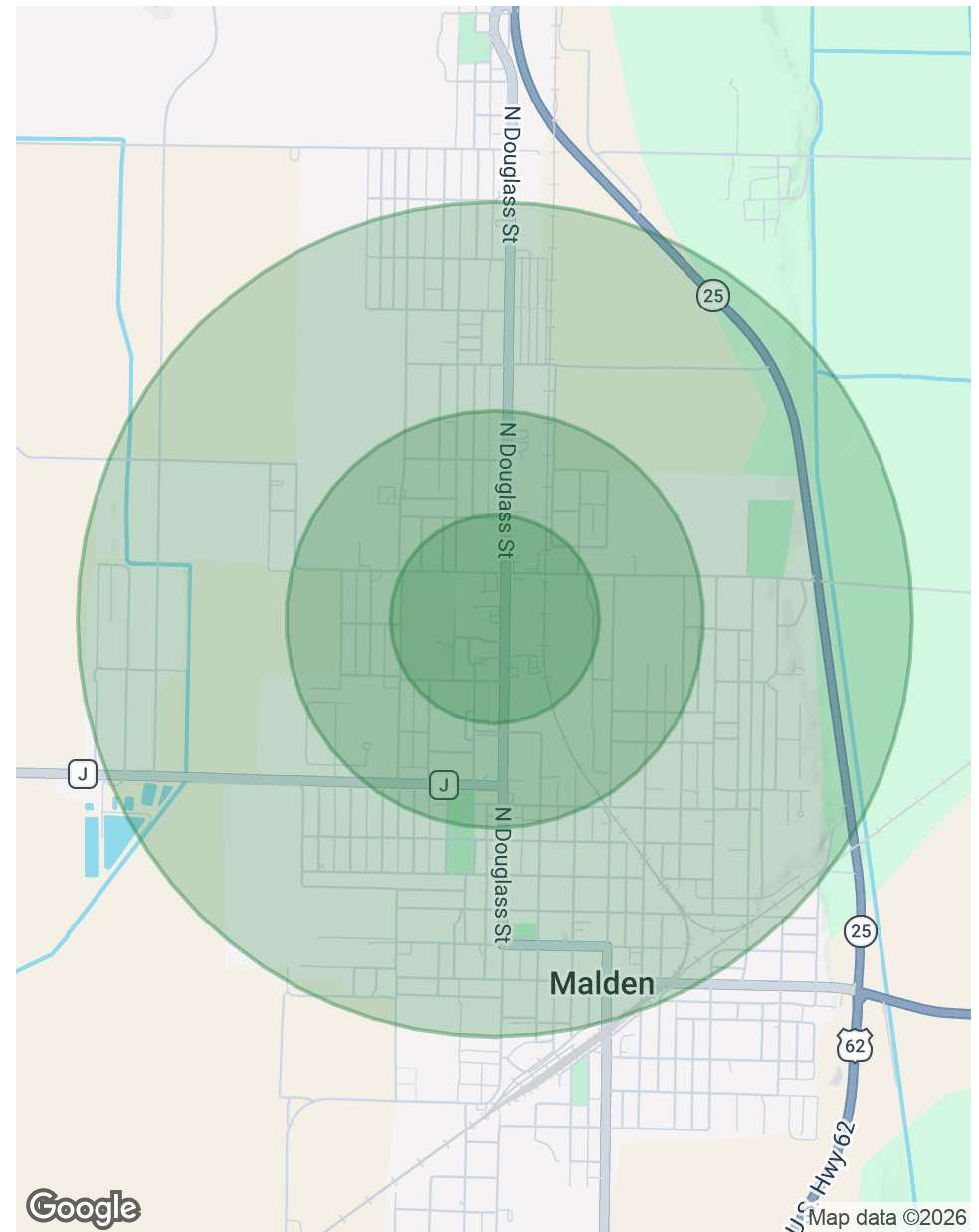


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	113	346	1,555
Average Age	39.6	40.2	39.3
Average Age (Male)	39.2	38.9	38.2
Average Age (Female)	40.0	41.8	43.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	51	153	660
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$72,352	\$68,853	\$57,001
Average House Value	\$121,703	\$114,838	\$101,224

2023 American Community Survey (ACS)



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