

## OFFICE/FLEX SPACE FOR LEASE

# 116 COLLEGE ROAD

Pineville, MO 64856



### PROPERTY DESCRIPTION

Versatile flex/office spaces now available for lease in Pineville, offering the perfect combination of warehouse functionality and professional office space. The property features 12- foot drive-in doors, ideal for businesses that require easy loading and access. Tenants will also enjoy access to a shared conference room, restroom, and lobby, creating a professional environment for clients and employees. Conveniently location just off Highway 71, this space is less than half a mile from Walmart Supercenter and only 1.5 miles from the Arkansas/Missouri state line, making it an excellent location for regional business operations. Please note, tobacco or vape shops and mechanic uses are not permitted. This property is offered on a NNN lease.

### PROPERTY HIGHLIGHTS

- Office/Flex spaces available
- Convenient 12' drive-in doors
- Shared conference room, restroom, and lobby
- Less than half a mile from Walmart Supercenter

### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,840 - 2,840 SF

SPACES	LEASE RATE	SPACE SIZE
116 College Rd Suite 108	\$15.00 SF/yr	1,840 SF
116 College Rd Suite 109	\$15.00 SF/yr	2,840 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	87	3,537	9,762
Total Population	210	8,165	22,526
Average HH Income	\$74,608	\$98,987	\$105,864

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### SALMONSEN GROUP

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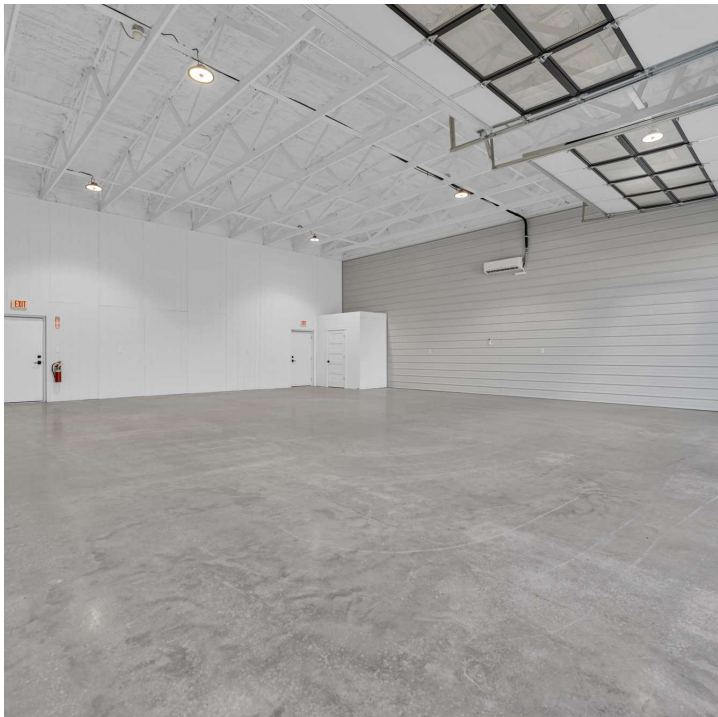
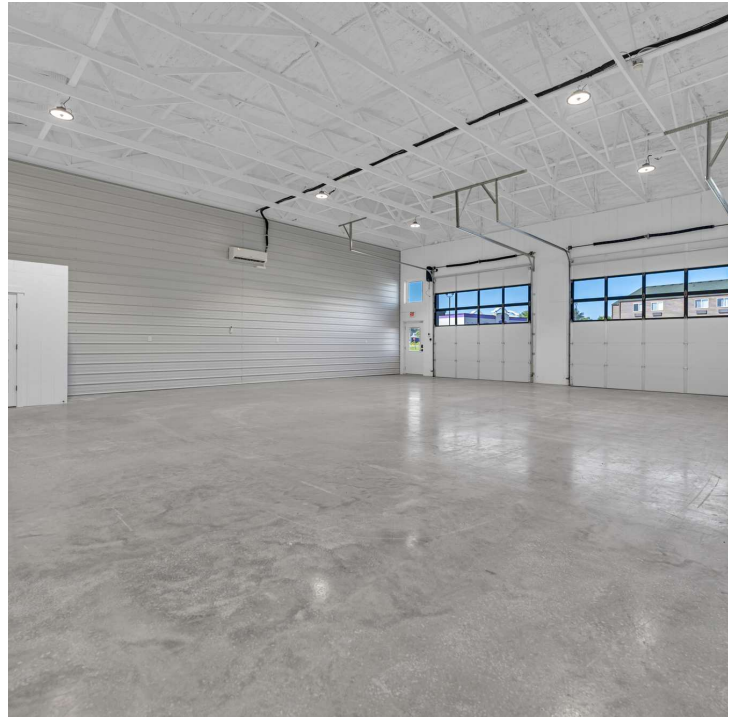
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Bentonville, AR 72712

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## OFFICE/FLEX SPACE FOR LEASE

# 116 COLLEGE ROAD SUITE 108

Pineville, MO 64856



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# 116 COLLEGE ROAD SUITE 109

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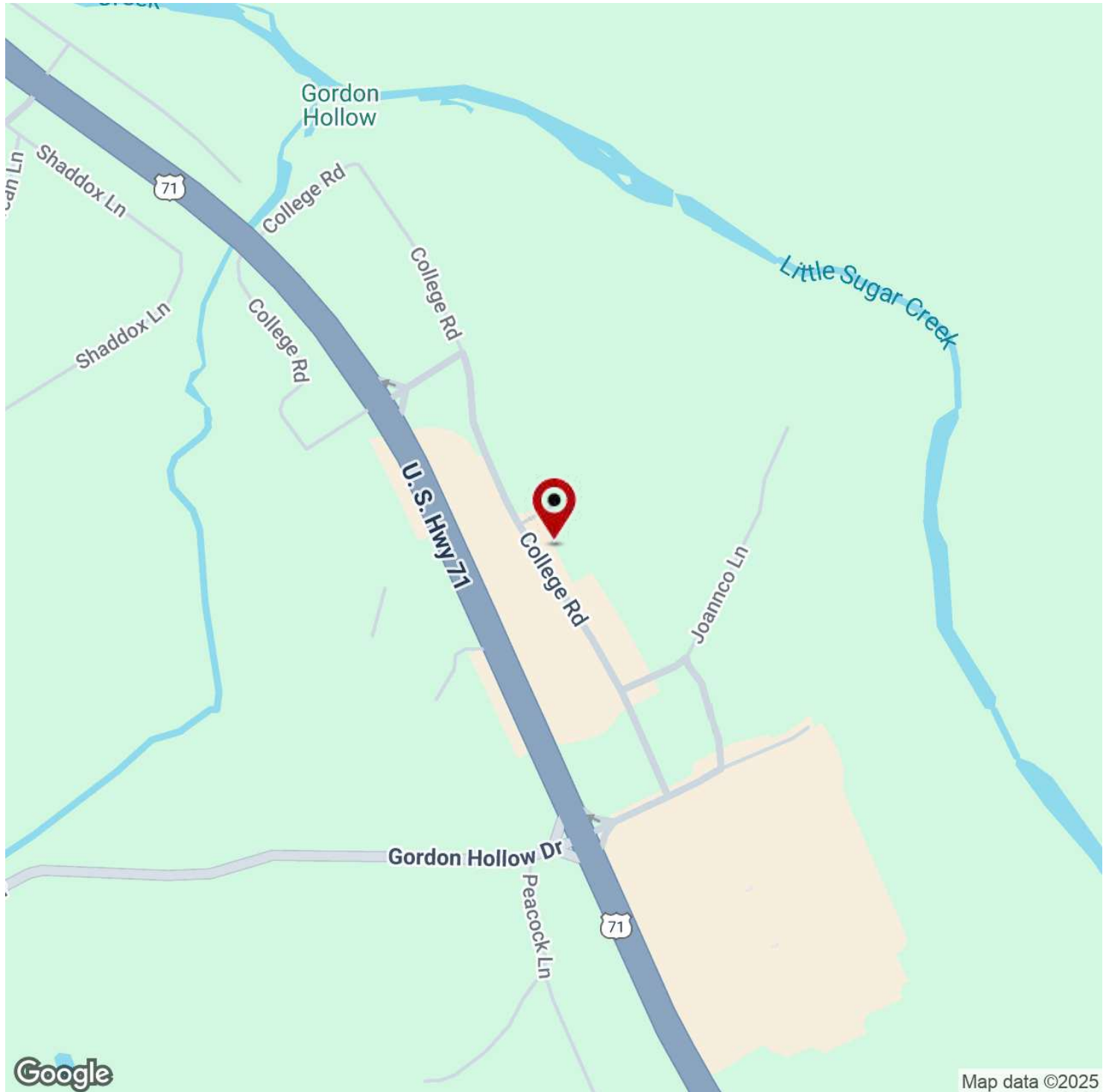
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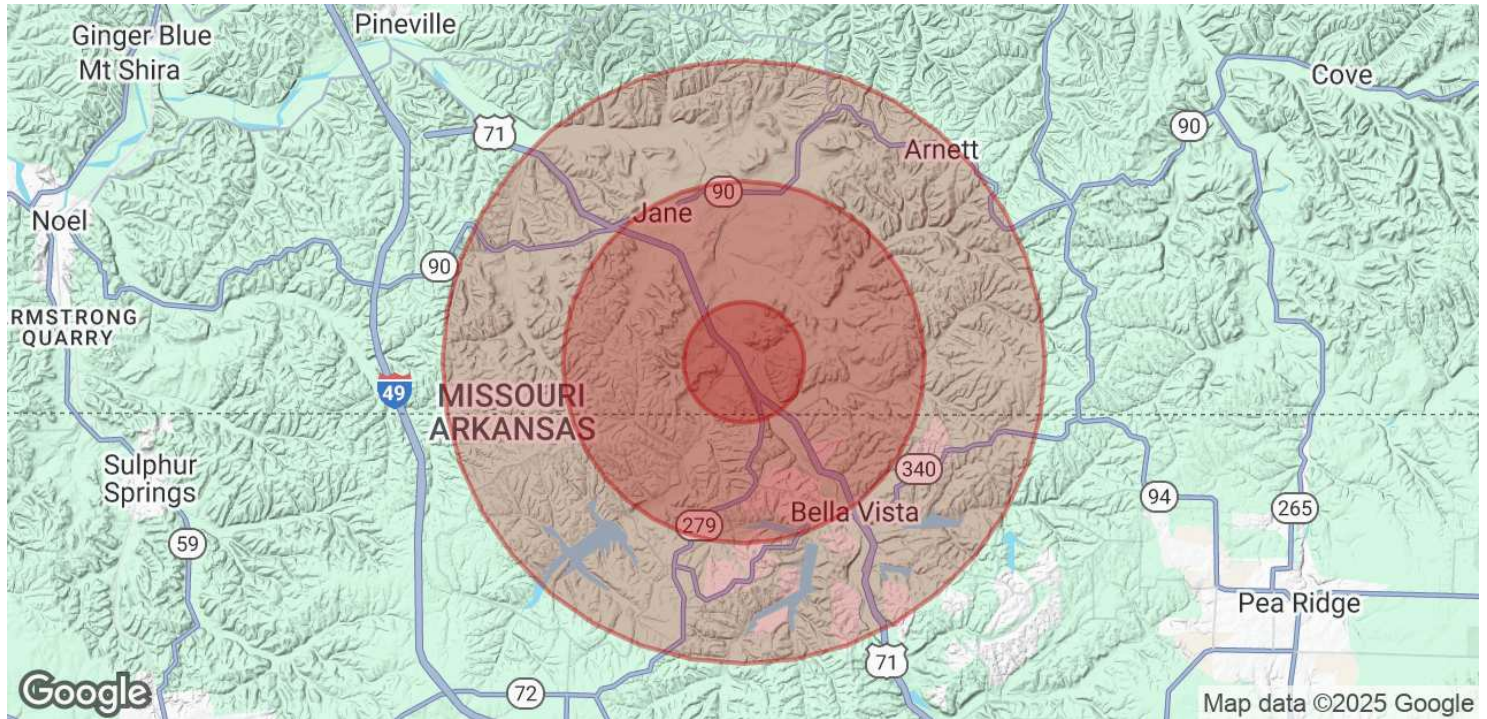
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	210	8,165	22,526
Average Age	45	48	49
Average Age (Male)	45	47	48
Average Age (Female)	45	48	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	87	3,537	9,762
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$74,608	\$98,987	\$105,864
Average House Value	\$281,852	\$285,324	\$327,505

Demographics data derived from AlphaMap

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