



440 S. MOUNT AUBURN ROAD

CAPE GIRARDEAU, MO 63703

FOR LEASE

Presented By:

TOM KELSEY

573.334.5200

tkelsey@lorimont.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in an excellent location on S. Mount Auburn Road, near the I-55 and Highway 74 interchange, is this brand new 10,821 SF office/retail center. Space range from 1,088 SF and up.

PROPERTY HIGHLIGHTS

- Prime Location on S. Mount Auburn Road
- Suites range from 1,088 SF and up
- Near I-55 and Highway 74 Interchange
- Great Traffic and Visibility
- Close to Hotels, Office and Retail
- Excellent Off-Street Parking

OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$20.00 SF/yr (NNN) |
| Number of Units: | 8 |
| Available SF: | 1,309 - 6,654 SF |
| Building Size: | 10,821 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 984 | 11,445 | 19,826 |
| Total Population | 1,892 | 25,057 | 43,113 |
| Average HH Income | \$43,954 | \$46,880 | \$53,377 |

Presented By: **TOM KELSEY** | tkelsey@lorimont.com

ADDITIONAL PHOTOS



Presented By: **TOM KELSEY** | tkelsey@lorimont.com

LEASE SPACES**LEASE INFORMATION**

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,309 - 6,654 SF | Lease Rate: | \$20.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|------------------|------------|---------------|---|
| Suite 101 | LEASED! | 1,417 - 9,159 SF | NNN | \$16.00 SF/yr | Suite is new and finished to white box condition. |
| Suite 102 | Available | 1,336 - 6,654 SF | NNN | \$20.00 SF/yr | Suite is new and finished to white box condition. |
| Suite 103 | Available | 1,309 - 6,654 SF | NNN | \$20.00 SF/yr | Suite is new and finished to white box condition. |
| Suite 104 | Available | 1,309 - 6,654 SF | NNN | \$20.00 SF/yr | Suite is new and finished to white box condition. |
| Suite 105 | Available | 1,352 - 6,654 SF | NNN | \$20.00 SF/yr | Suite is new and finished to white box condition. |
| Suite 106 | Available | 1,348 - 6,654 SF | NNN | \$20.00 SF/yr | Suite is new and finished to white box condition. |
| Suite 107 | LEASED! | 1,088 - 6,654 SF | NNN | \$20.00 SF/yr | Suite is new and finished to white box condition. |
| Suite 108 | LEASED! | 1,662 - 6,654 SF | NNN | \$16.00 SF/yr | Suite is new and finished to white box condition. |

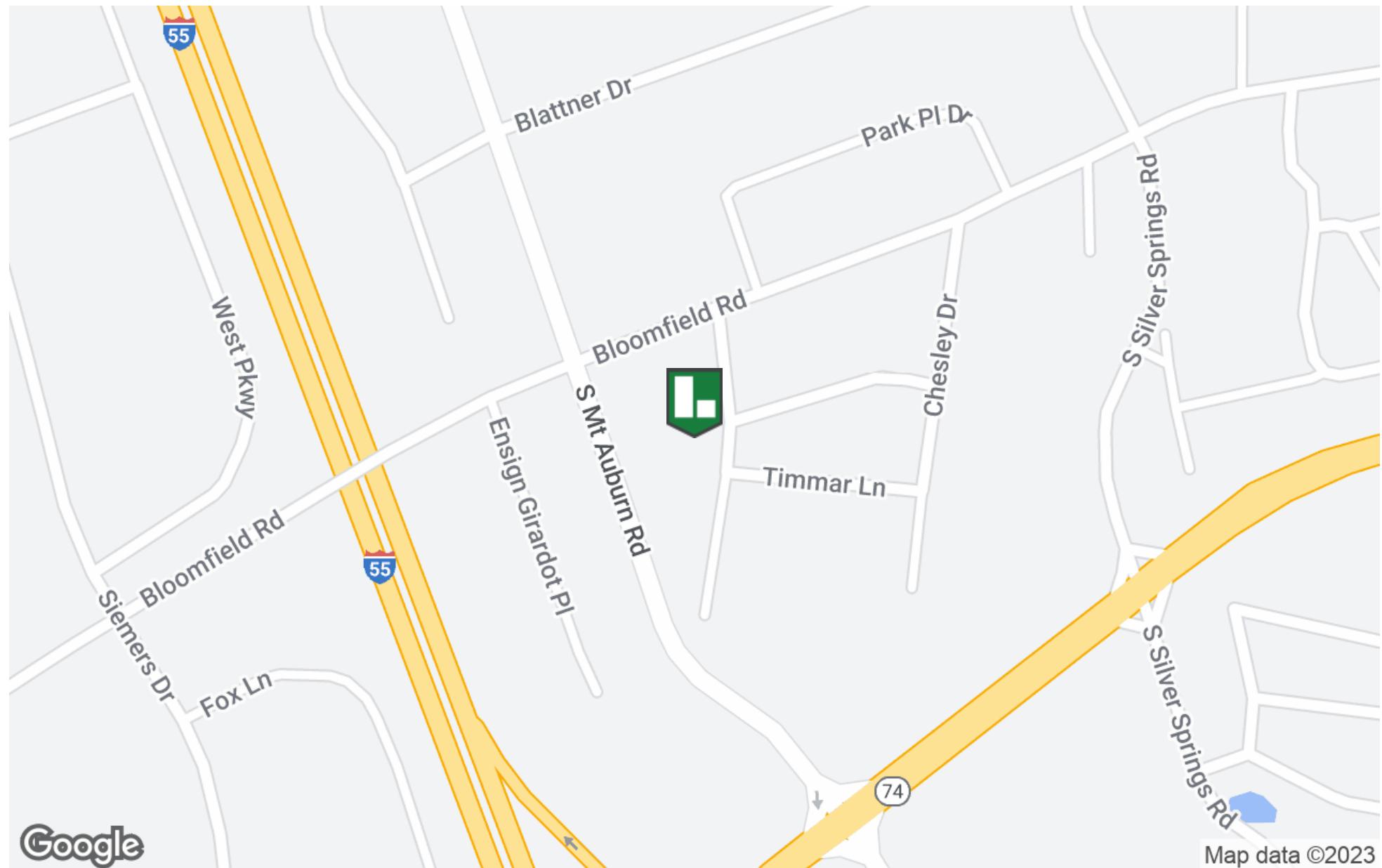
Presented By: **TOM KELSEY** | tkelsey@lorimont.com

RETAILER MAP



Presented By: **TOM KELSEY** | tkelsey@lorimont.com

LOCATION MAP



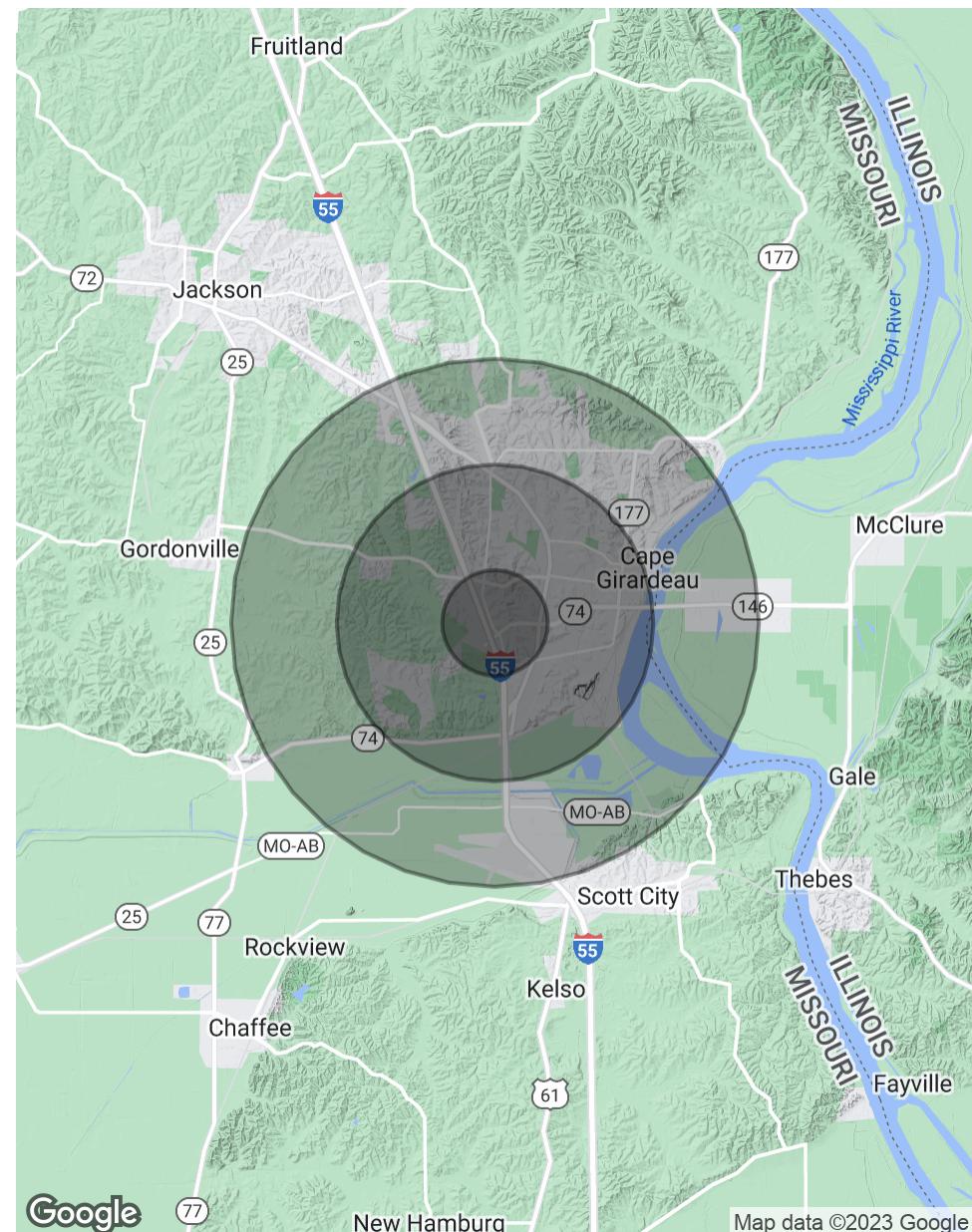
Presented By: **TOM KELSEY** | tkelsey@lorimont.com

DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,892 | 25,057 | 43,113 |
| Average Age | 53.5 | 35.4 | 37.3 |
| Average Age (Male) | 52.9 | 35.0 | 36.9 |
| Average Age (Female) | 60.2 | 39.3 | 40.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 984 | 11,445 | 19,826 |
| # of Persons per HH | 1.9 | 2.2 | 2.2 |
| Average HH Income | \$43,954 | \$46,880 | \$53,377 |
| Average House Value | \$133,454 | \$133,626 | \$148,595 |

* Demographic data derived from 2020 ACS - US Census



Presented By: **TOM KELSEY** | tkelsey@lorimont.com