



440 S. MOUNT AUBURN ROAD

CAPE GIRARDEAU, MO 63703

FOR LEASE

Presented By:

TOM KELSEY

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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

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ADDITIONAL PHOTOS



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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

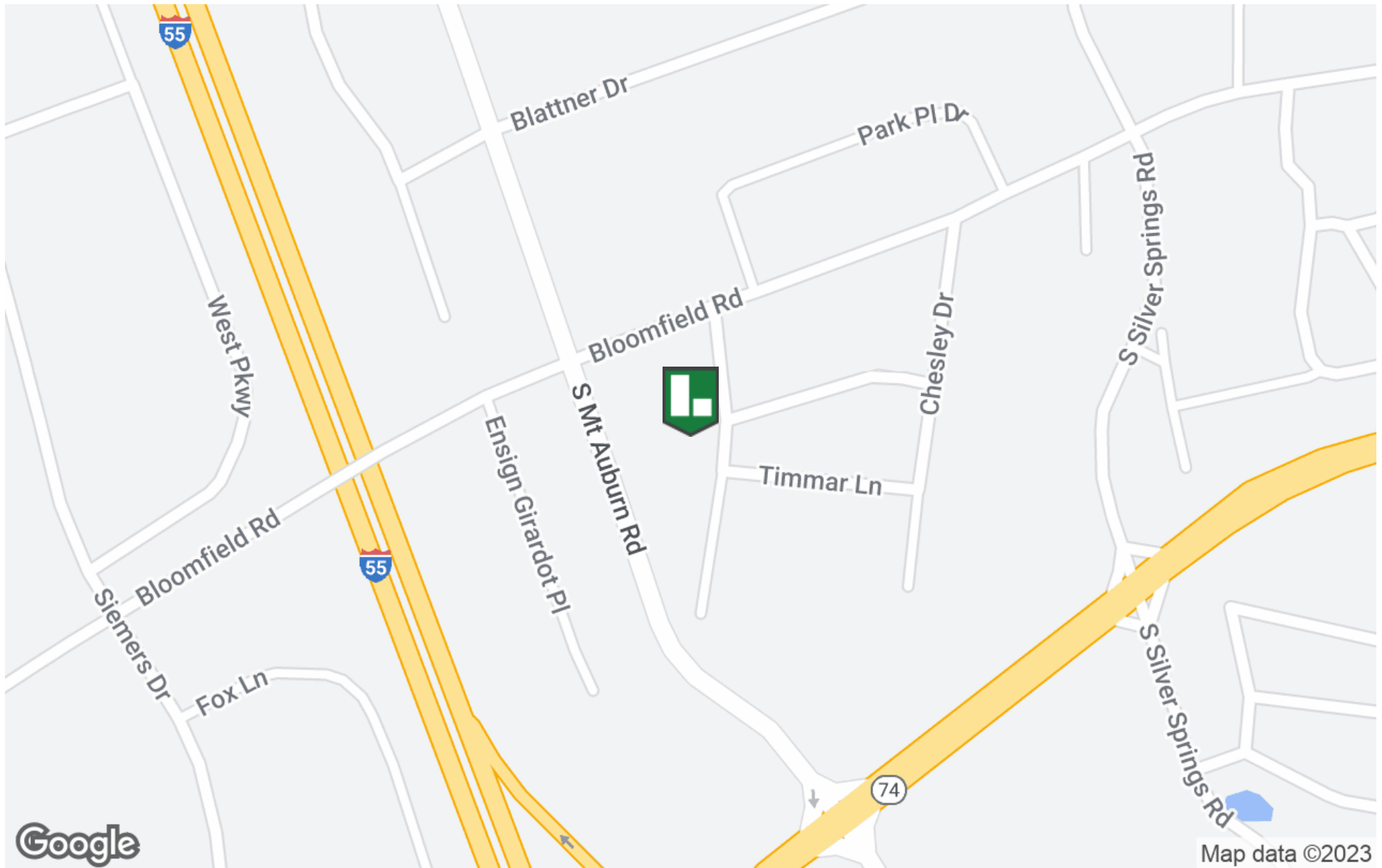
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	LEASED!	1,417 - 9,159 SF	NNN	\$16.00 SF/yr	Suite is new and finished to white box condition.
Suite 102	Available	1,336 - 6,654 SF	NNN	\$20.00 SF/yr	Suite is new and finished to white box condition.
Suite 103	Available	1,309 - 6,654 SF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

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RETAILER MAP



LOCATION MAP



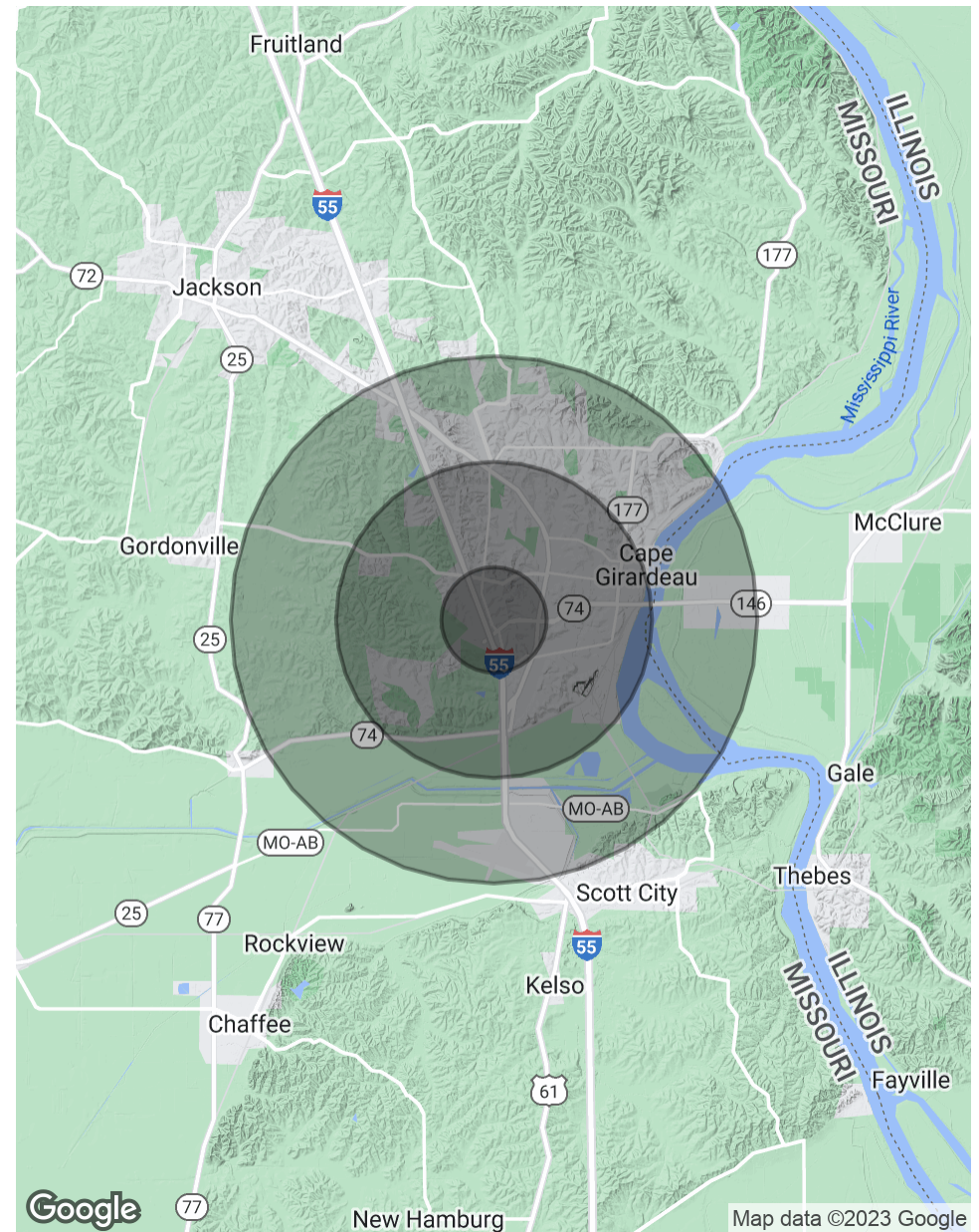
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DEMOGRAPHICS MAP & REPORT

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



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