



# 3,150 SF SHOP

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2751 E MARSHALL ST, CHARLESTON, MO 63834

FOR LEASE

Presented By:

**MATT HUBER**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Embrace the exceptional utility of this property, featuring a 3000 square foot shop with 14' doors designed to accommodate easy access for trucks and large vehicles. The inclusion of these doors ensures seamless loading and unloading, making it an ideal space for businesses with transportation and logistics needs. With its focus on practicality and functionality, the property stands out as an ideal choice for businesses seeking a well-equipped space that seamlessly integrates logistical support and operational efficiency.

PROPERTY HIGHLIGHTS

- 3000 square foot shop
- 4 - 14' doors for easy truck access
- Convenient access to Interstate 57
- On-site parking for employees and visitors

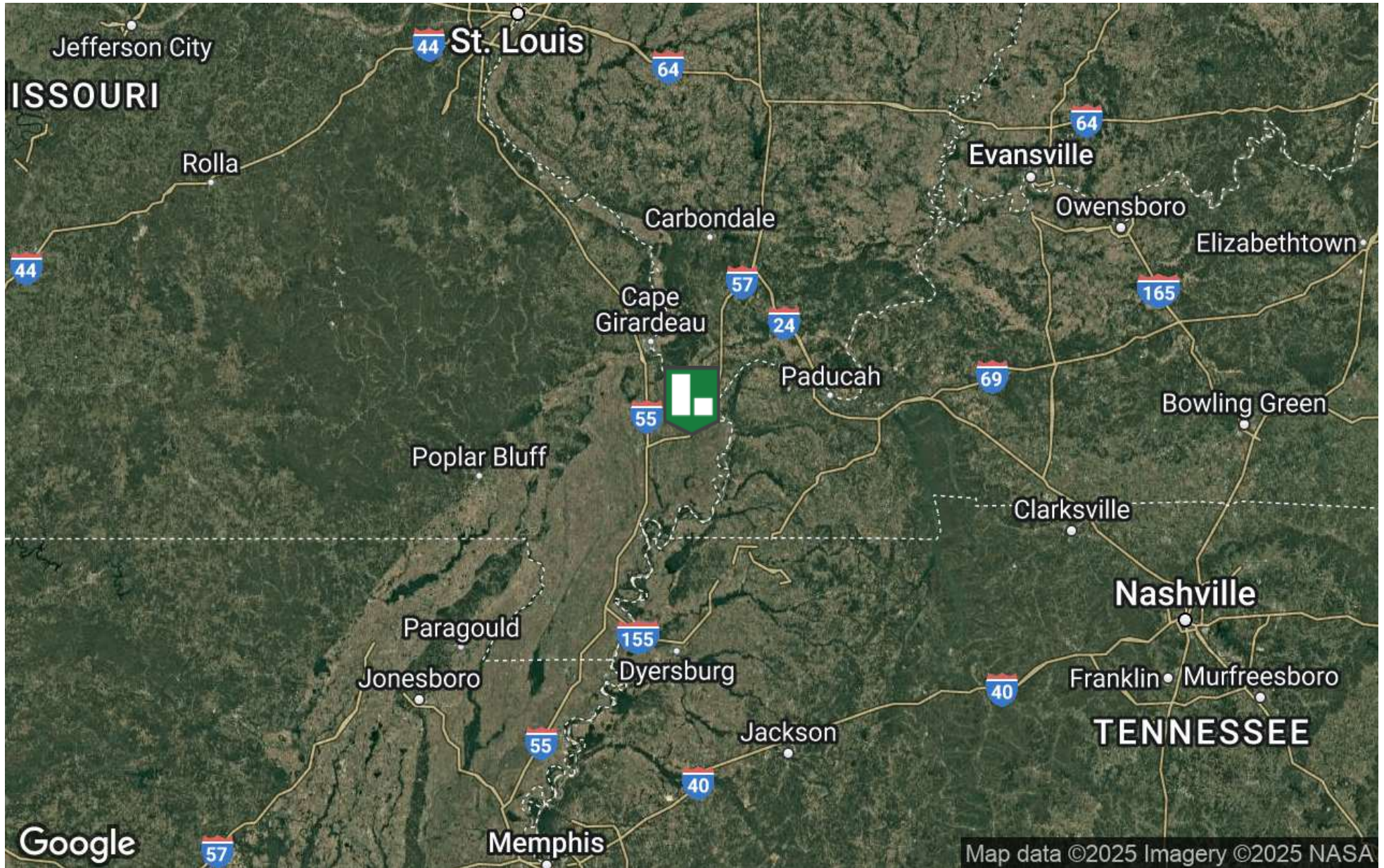
OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (Gross)
Number of Units:	1
Available SF:	3,150 SF

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	3,524	19,619	45,138
Total Population	8,725	47,770	110,514
Average HH Income	\$68,700	\$73,061	\$73,513

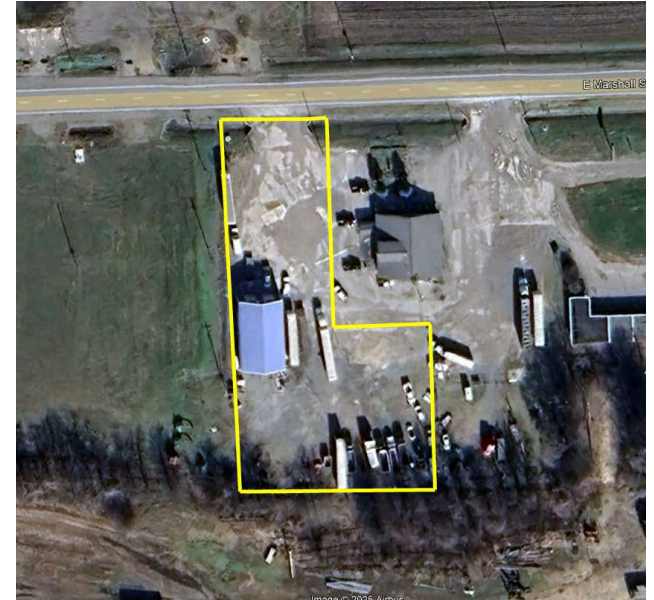
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## LOCATION MAP



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## ADDITIONAL PHOTOS

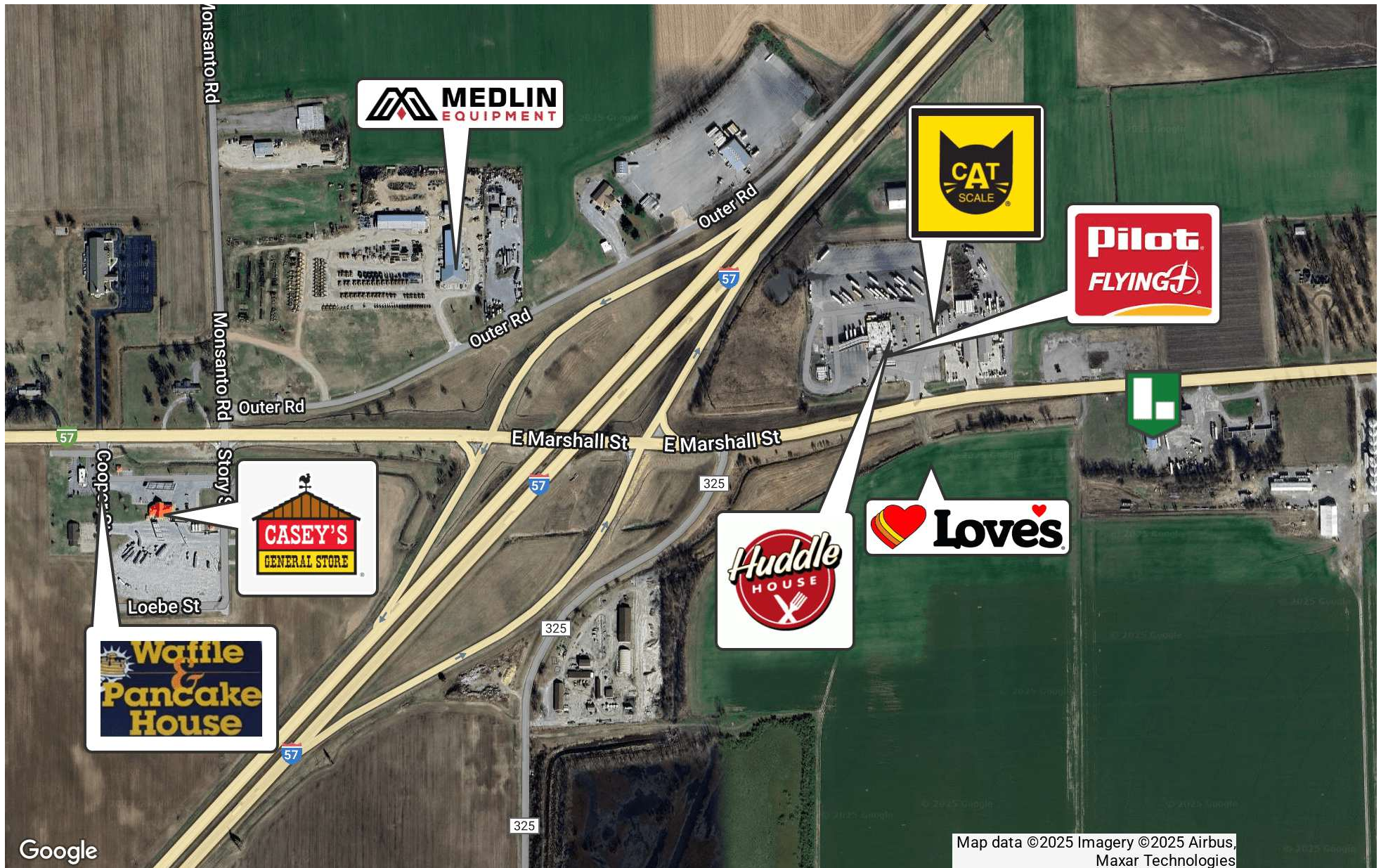


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Demographics data derived from AlphaMap



## RETAILER MAP



## MATT HUBER



### MATT HUBER

Commercial REALTOR®

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### PROFESSIONAL BACKGROUND

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

**Lorimont Commercial Real Estate**  
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