



GARAGE WITH RESTROOM

806 PROGRESS DR., FARMINGTON, MO 63640

FOR LEASE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Lease: 800 SF garage with overhead door and restroom, with access via easement from Captain D's.

PROPERTY HIGHLIGHTS

- 800 SF shop space
- Overhead door
- Access via easement from Captain D's
- Priced at \$600/mo

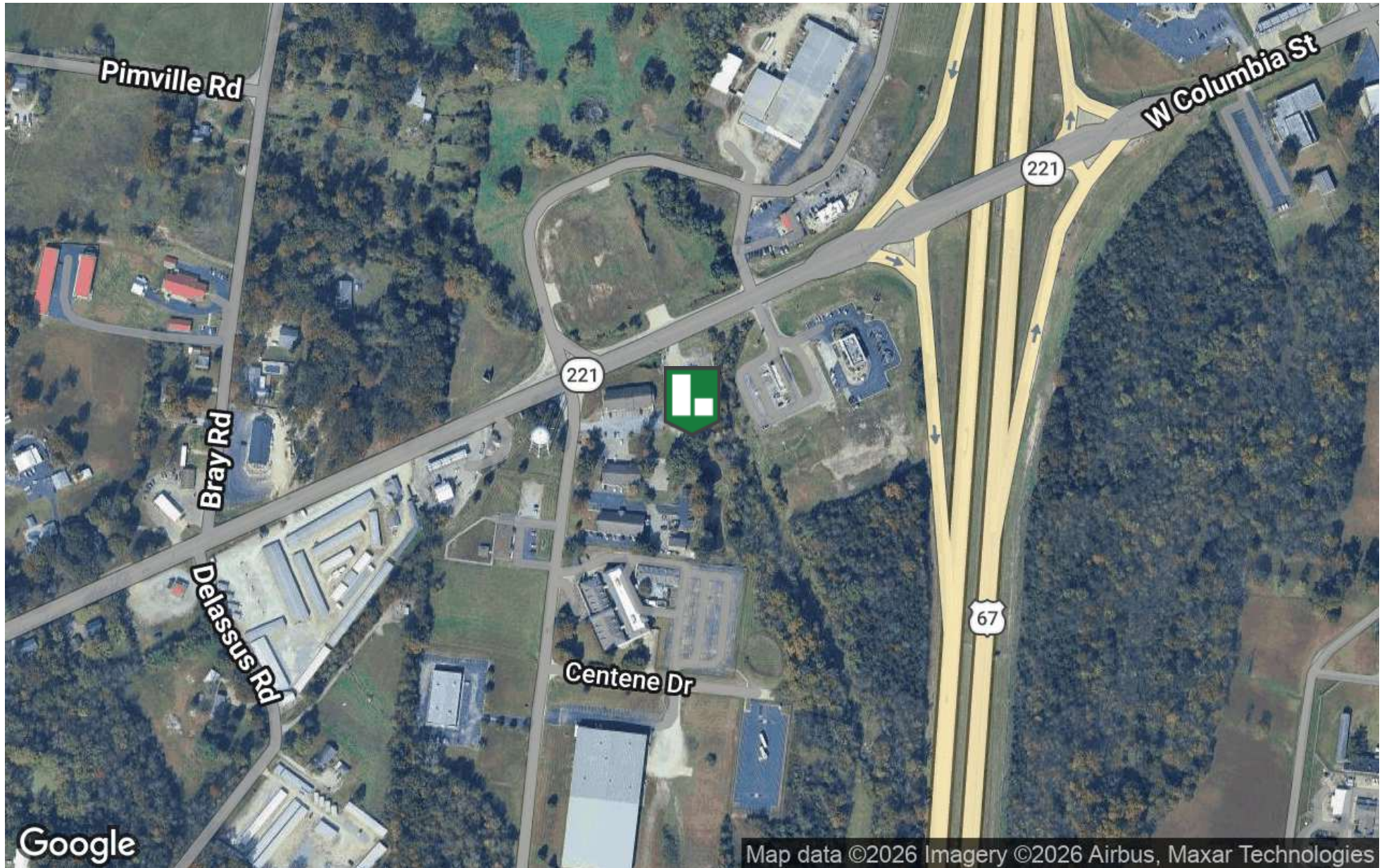
OFFERING SUMMARY

Lease Rate:	\$600 SF/yr (Gross)
Number of Units:	1
Available SF:	800 SF
Lot Size:	2.85 Acres
Building Size:	800 SF
NOI:	\$191,402.00
Cap Rate:	10.63%

DEMOGRAPHICS	1 MILE	2 MILES	5 MILES
Total Households	430	2,581	8,511
Total Population	3,450	8,835	23,931
Average HH Income	\$58,182	\$62,945	\$72,409

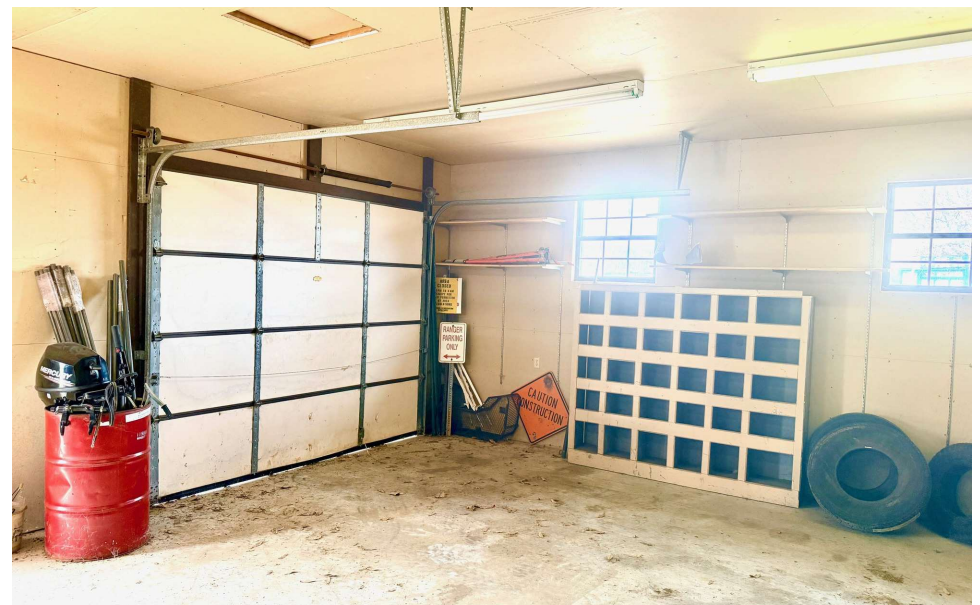
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LOCATION MAP



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ADDITIONAL PHOTOS



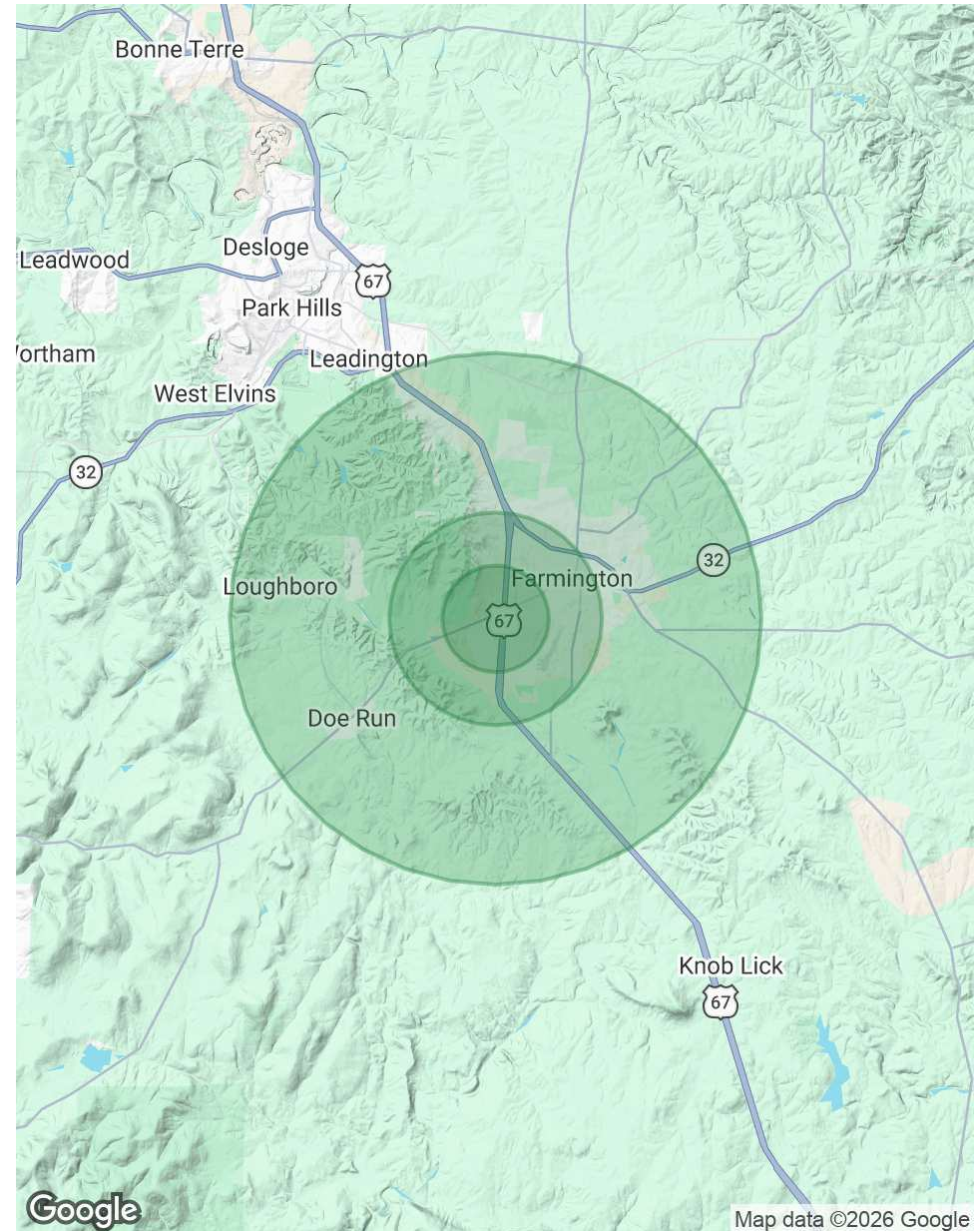
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	5 MILES
Total Population	3,450	8,835	23,931
Average Age	37.5	37.3	39.3
Average Age (Male)	37.3	38.1	40.3
Average Age (Female)	40.5	38.9	40.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
Total Households	430	2,581	8,511
# of Persons per HH	8.0	3.4	2.8
Average HH Income	\$58,182	\$62,945	\$72,409
Average House Value	\$163,089	\$199,822	\$202,089

2023 American Community Survey (ACS)



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