



# 760 S. KINGSHIGHWAY

CAPE GIRARDEAU, MO 63703

FOR LEASE

Presented By:

**TOM KELSEY**

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Abundant off-street parking. Nice tenant mix and suitable for various uses.

### PROPERTY HIGHLIGHTS

- Great N. Kingshighway Center
- Mix of Retail, Service and Office Tenants
- High Traffic & Visibility Location
- Abundant Off-Street Parking
- Landlord Pays Some Utilities
- Suitable for Various Uses
- Immediate Occupancy Available

### OFFERING SUMMARY

Lease Rate: \$3,950.00 - 4,474.58 per month (Gross)

Available SF: 5,710 - 6,850 SF

Lot Size:

Building Size: 41,542 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	996	18,620	30,697
Total Population	2,450	46,403	76,898
Average HH Income	\$43,639	\$53,103	\$55,390

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## LEASE SPACES



### LEASE INFORMATION

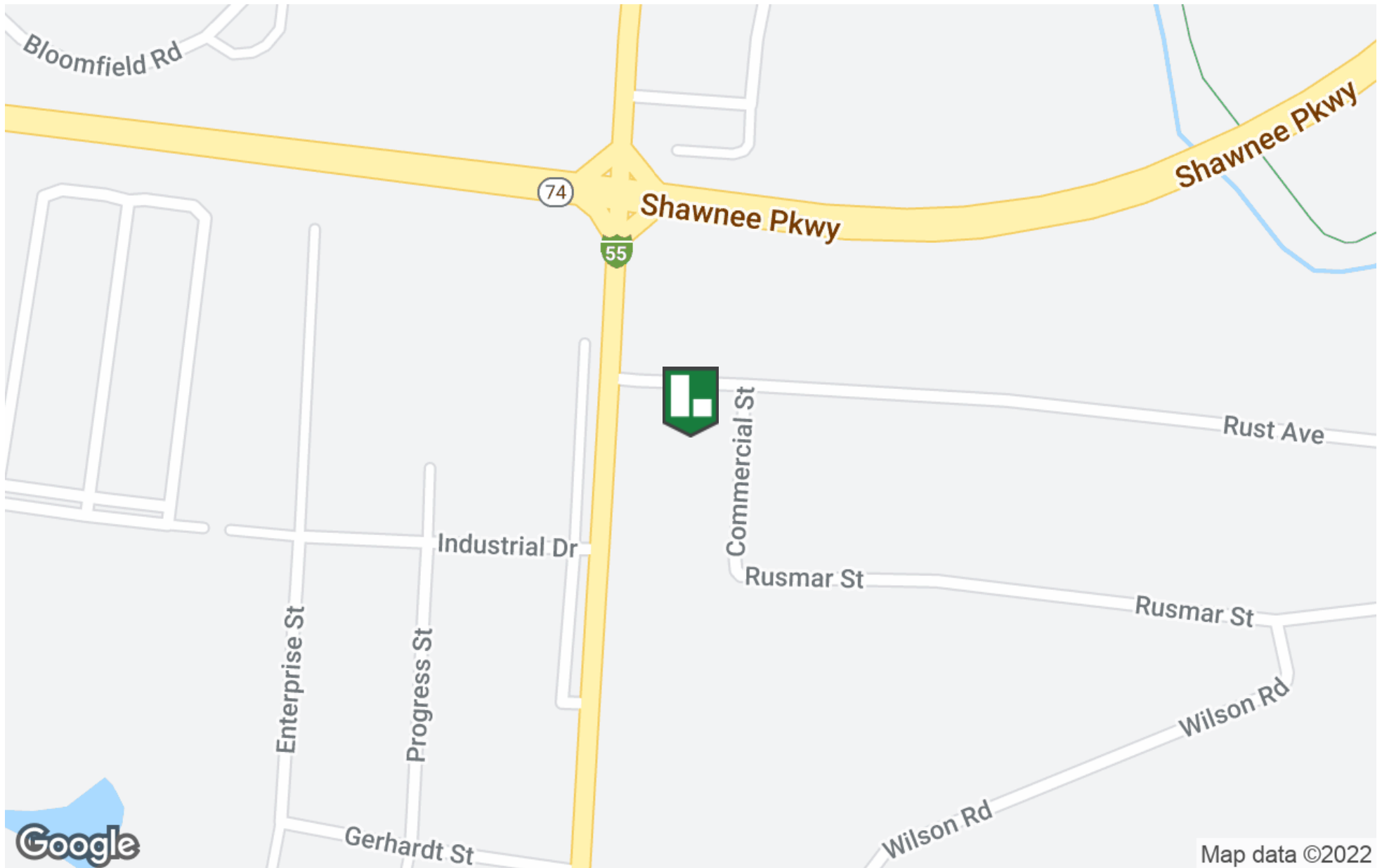
Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	5,710 - 6,850 SF	Lease Rate:	\$3,950.00 - \$4,474.58 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite E	-	1,500 SF	Gross	\$1,500 per month	1,500 SF lease space available with immediate occupancy possible.
Suite H	Available	6,850 SF	Gross	\$3,950 per month	6,850 SF Total Space Size with offices and showroom area. Space also includes a climate controlled warehouse with truck loading dock and overhead loading door. Suitable for various uses.
Suite C	Available	5,710 SF	Gross	\$4,475 per month	Office space with a combination of large open areas and private offices. Suitable for various types of operations with immediate availability.

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## LOCATION MAPS



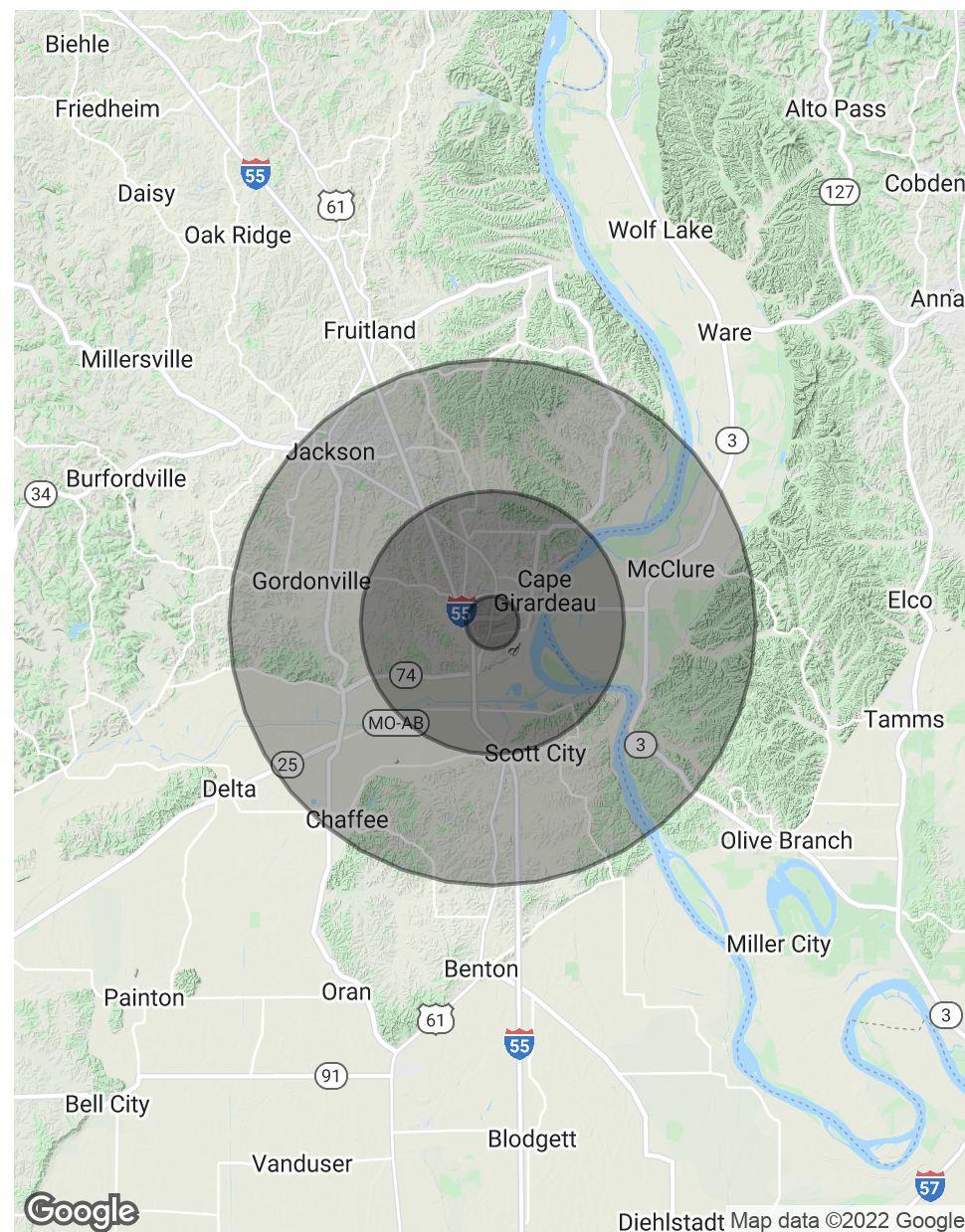
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,450	46,403	76,898
Average age	28.4	33.8	36.0
Average age (Male)	26.8	32.1	34.2
Average age (Female)	31.2	34.8	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	996	18,620	30,697
# of persons per HH	2.5	2.5	2.5
Average HH income	\$43,639	\$53,103	\$55,390
Average house value	\$98,620	\$163,232	\$166,058

\* Demographic data derived from 2010 US Census



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