

140 U.S. Rte 66



140 U.S. RTE 66, ST ROBERT, MO 65584

For Sale / Lease



For more information please contact:

David Havens

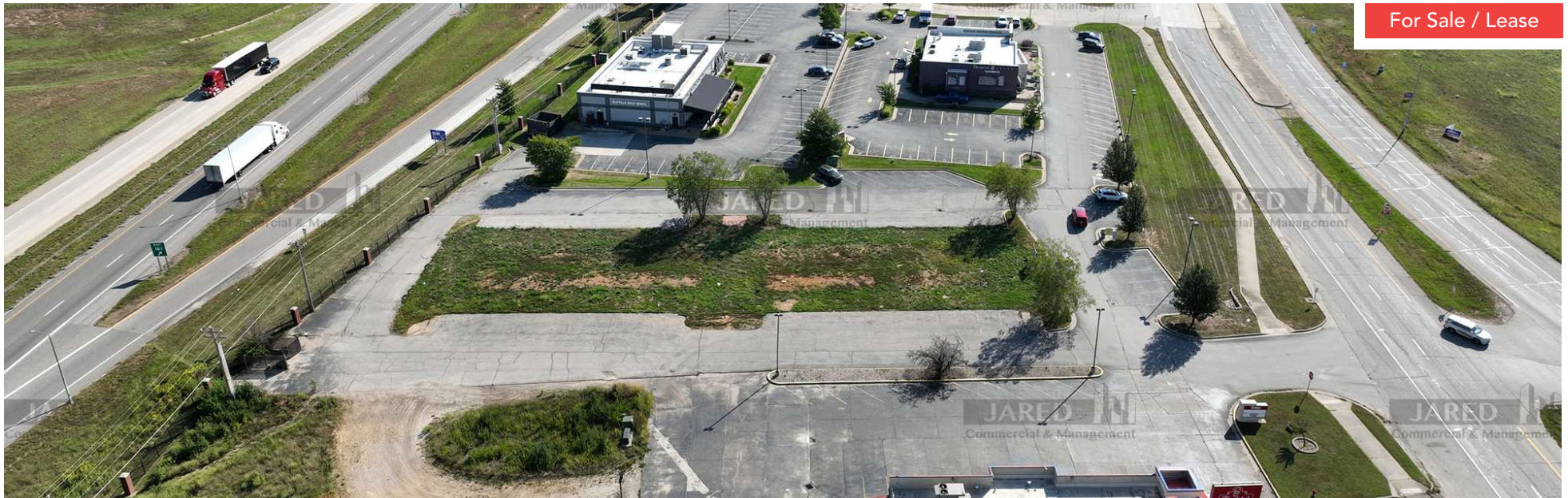
Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com





PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of St. Robert, MO. This meticulously crafted property, nestled within a high-traffic area, offers unbeatable visibility from I-44 and is strategically positioned in close proximity to the interstate. Boasting a newly constructed 2,500 SF building, zoned for commercial use, this property is ideal for a retail-pad investor seeking an impactful presence in a bustling location. The addition of a new hotel adjacent to the property further enhances its allure, promising to attract ample foot traffic and drive commercial success. Don't miss the chance to capitalize on this exceptional investment in a thriving, strategic location.

PROPERTY HIGHLIGHTS

- Visibility from I-44.
- High Traffic Area.
- Close proximity to I-44.
- Great Visibility.
- New Hotel Next to Property.

OFFERING SUMMARY

Sale Price:	\$1,176,000
Lease Rate:	\$90,000.00 per year (NNN)
Number of Units:	1
Available SF:	2,500 SF
Lot Size:	1.35 Acres

DEMOGRAPHICS

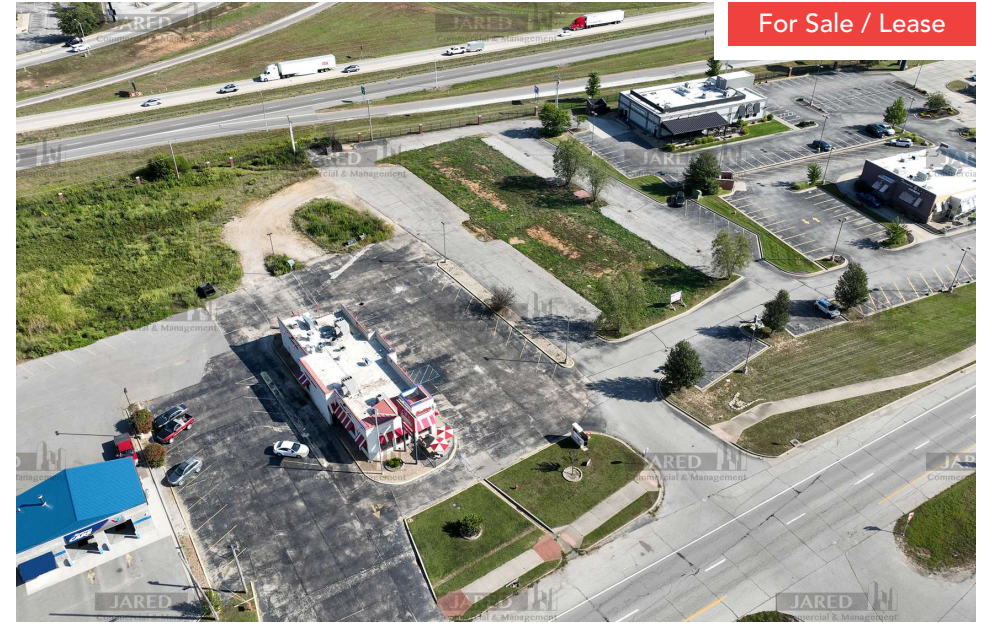
	5 MILES	10 MILES	15 MILES
Total Households	8,870	14,965	20,038
Total Population	25,101	41,991	53,943
Average HH Income	\$52,677	\$54,625	\$54,031

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ADDITIONAL PHOTOS



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The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

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PRELIMINARY SITE PLAN

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RETAILER MAP

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Google

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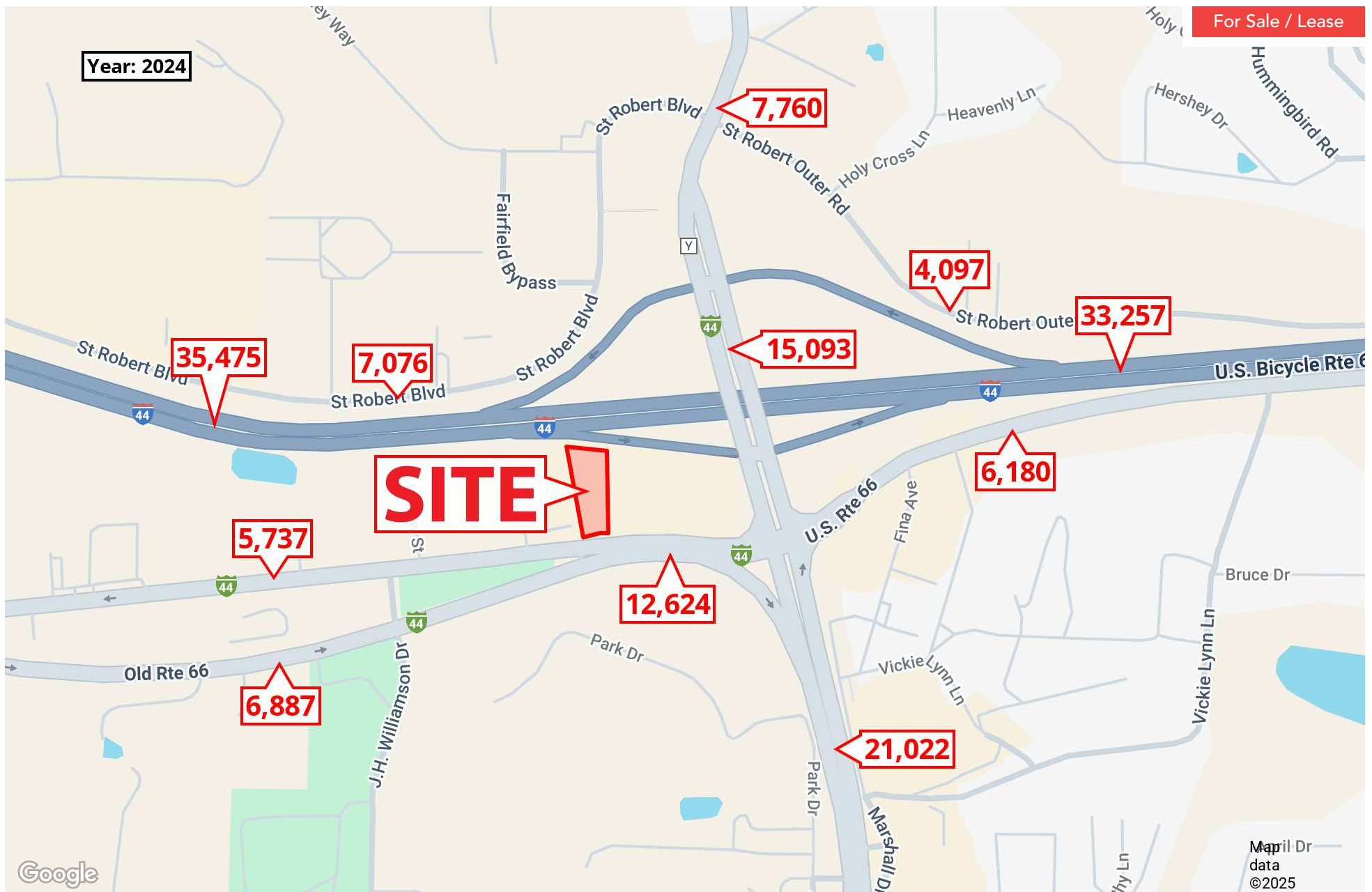
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TRAFFIC COUNT MAP

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DEMOGRAPHICS MAP & REPORT

POPULATION

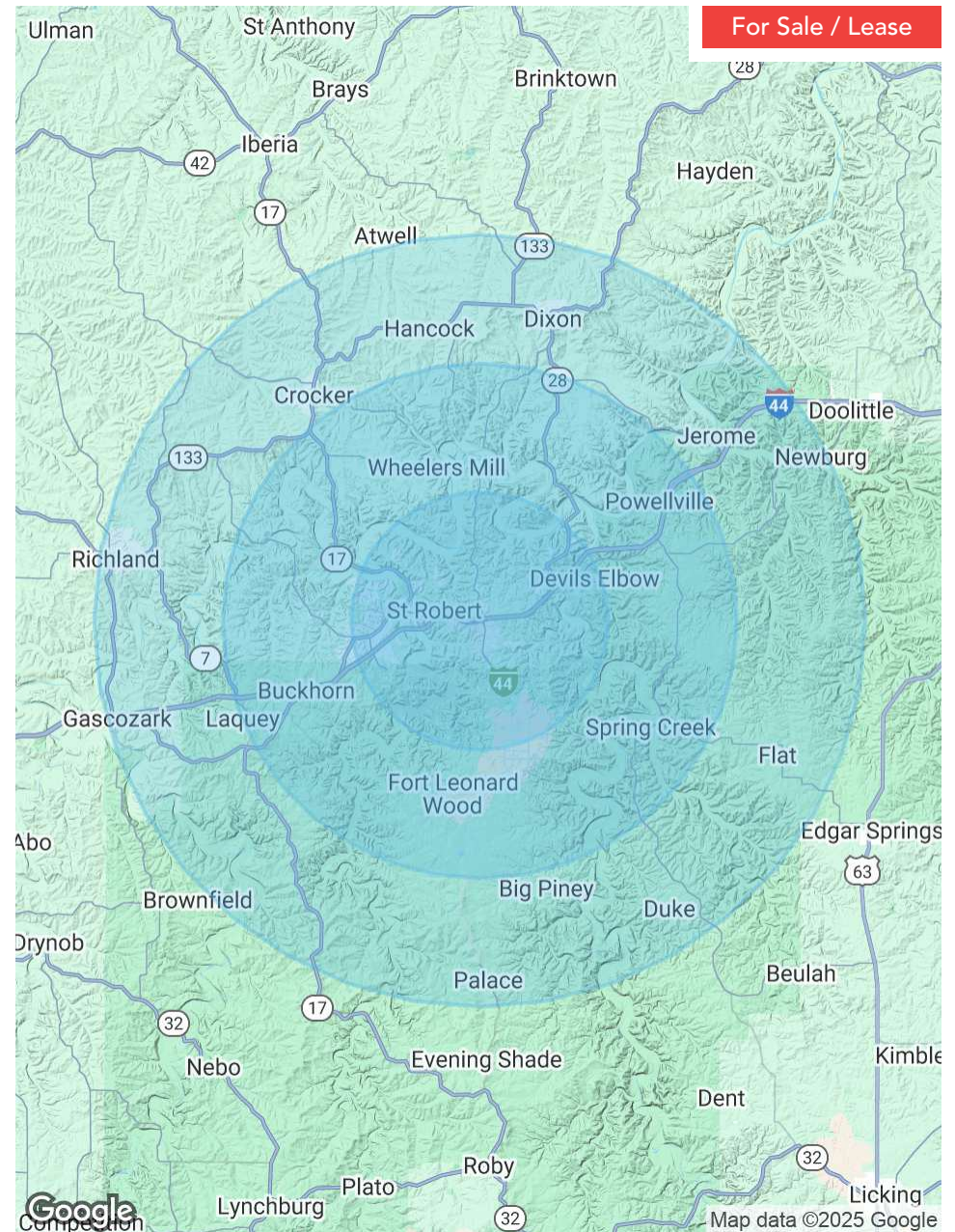
	5 MILES	10 MILES	15 MILES
Total Population	25,101	41,991	53,943
Average Age	29.9	29.8	31.6
Average Age (Male)	28.0	28.3	29.7
Average Age (Female)	31.3	31.2	34.0

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	8,870	14,965	20,038
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$52,677	\$54,625	\$54,031
Average House Value	\$143,141	\$138,499	\$136,546

2020 American Community Survey (ACS)

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ADVISOR BIO

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DAVID HAVENS

Senior Broker

dhavens@jaredcommercial.com

Direct: 417.877.7900 x101 | Cell: 417.350.4771

MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

Jared Commercial
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