

# FOR LEASE QSR WITH DRIVE-THRU

General Commercial (C-2) Zoning



606 E. Baldwin Street

**CAMERON** MISSOURI

ACTUAL SITE



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NET LEASE  
GROUP



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## OFFERING

**For Lease** \$138,000

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	3,542 SF
<b>Land Area</b>	1.18 Acres
<b>Property Address</b>	606 E. Baldwin St. Cameron, MO 64429
<b>County</b>	DeKalb County
<b>Year Built</b>	1997
<b>Parcel Number</b>	424216601400000001111
<b>2022 Property Taxes</b>	\$9,576.84
<b>Zoning</b>	C-2 General Commercial District
<b>Parking Spaces</b>	73

### **For Lease QSR Property With Drive-Thru | General Commercial (C-2) Zoning**

- The property is zoned C-2 – General Commercial District, providing a wide range of commercial uses
- The building is located in a highly desirable retail location with direct access to residential communities, national/regional tenants, and freeways
- Built in 1997, the property consists of 3,542 SF of GLA on 1.18 acres, and features a drive-thru

### **Located Along Baldwin St. | Visibility From U.S. Highway 36 | Strong Tenant Presence | Close to Freeways**

- The subject is strategically located along Baldwin St. with clear visibility to U.S. Highway 36 with an average of 10,200 VPD
- The subject site also benefits from close proximity to the off and on ramps to Highway 36
- The asset is close to Interstate 35 (11,400 VPD)
- The trade area is home to WalMart SuperCenter, Dollar Tree, Tractor Supply, Taco Bell, Advance Auto Parts, O'Reilly Auto Parts, McDonald's, Wendy's and other nearby national tenants
- The surrounding national and regional tenant presence drive a steady stream of loyal, local consumers to the trade area

### **Direct Residential Consumer Base | Demographics in 5-Mile Trade Area**

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- More than 10,423 residents and 5,160 employees support the trade area
- \$74,995 average annual household income

**2023 Estimated Population**

1 Mile	4,598
3 Miles	9,220
5 Miles	10,423

**2023 Average Household Income**

1 Mile	\$66,215
3 Miles	\$72,639
5 Miles	\$74,995

**2023 Estimated Total Employees**

1 Mile	3,255
3 Miles	4,906
5 Miles	5,160



U.S.HWY 36/STATE HWY 110

I-35/US.HWY BUS. 36/US.HWY 69

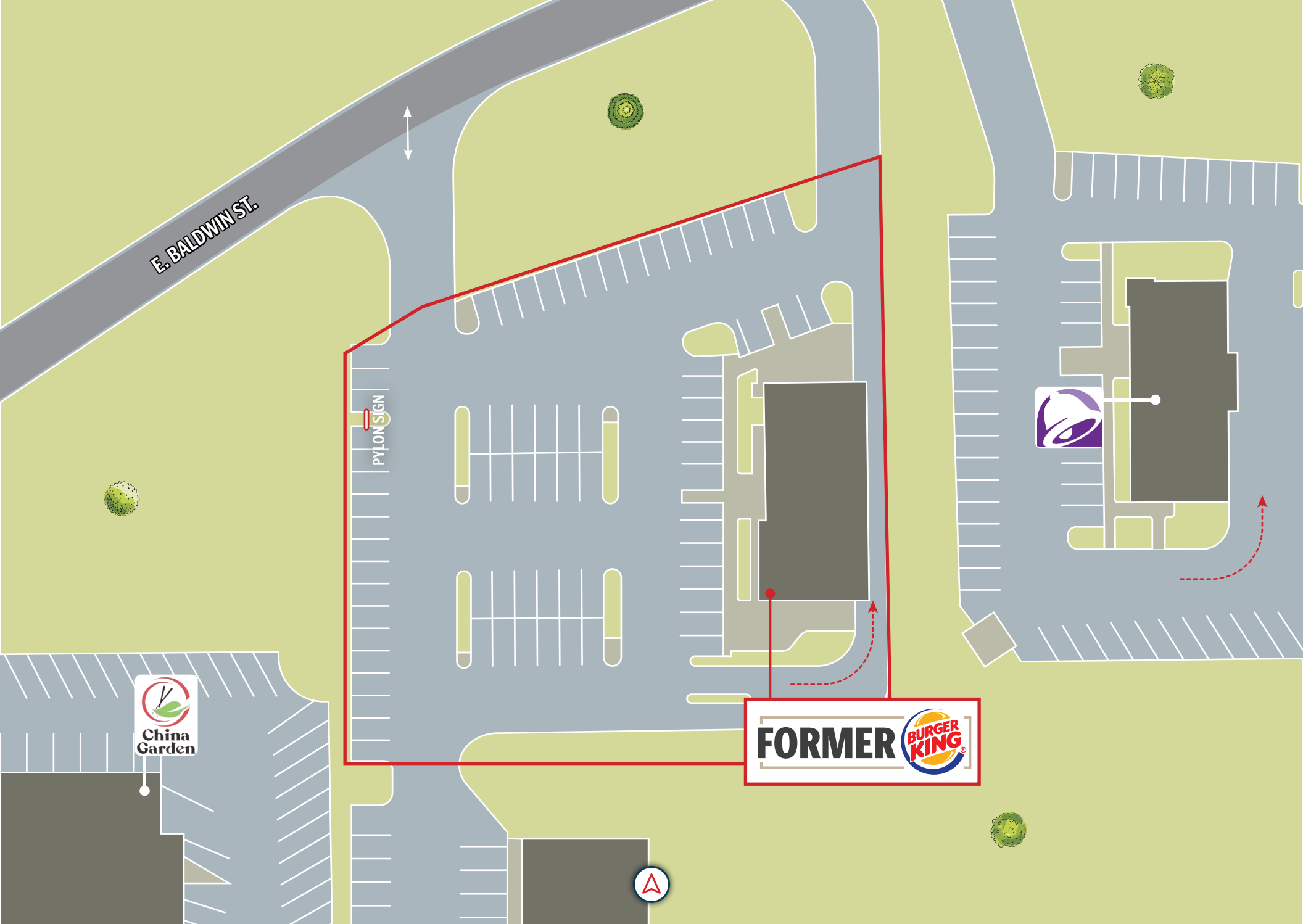
I-35/STATE HWY 110

10,200  
VEHICLES PER DAY

16,100  
VEHICLES PER DAY

11,400  
VEHICLES PER DAY

FORMER  
BURGER KING



E. BALDWIN ST.

PYLON SIGN

China Garden

FORMER BURGER KING





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