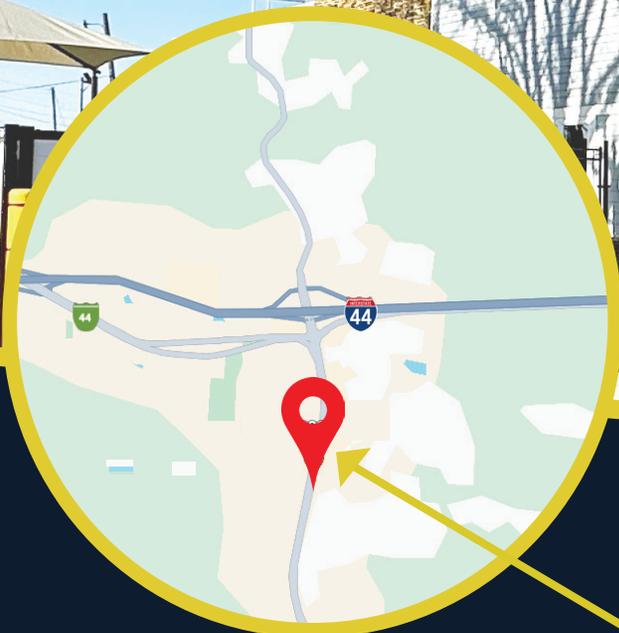


Turn Key Daycare Opportunity

FOR SALE/LEASE



505 Missouri Avenue
St. Robert, MO 65473



Property Features



- Turn Key Daycare Opportunity
- Brand New Construction
- Licensed for 141 Children
- Secured Front Door Entry System
- Features an Indoor Recreation Room with Climbing Wall, Fenced in Outdoor Field Area, and Two Covered Outdoor Playground Areas



- 11,684 SF on 3.03 Acres
- Located Along I-44BL, The Main Thoroughfare to get to Fort Leonard Wood
- 45 Surface Parking Spaces

FOR SALE
\$6,150,000

FOR LEASE
\$40.00/SF
(NNN)



Location & Demographics

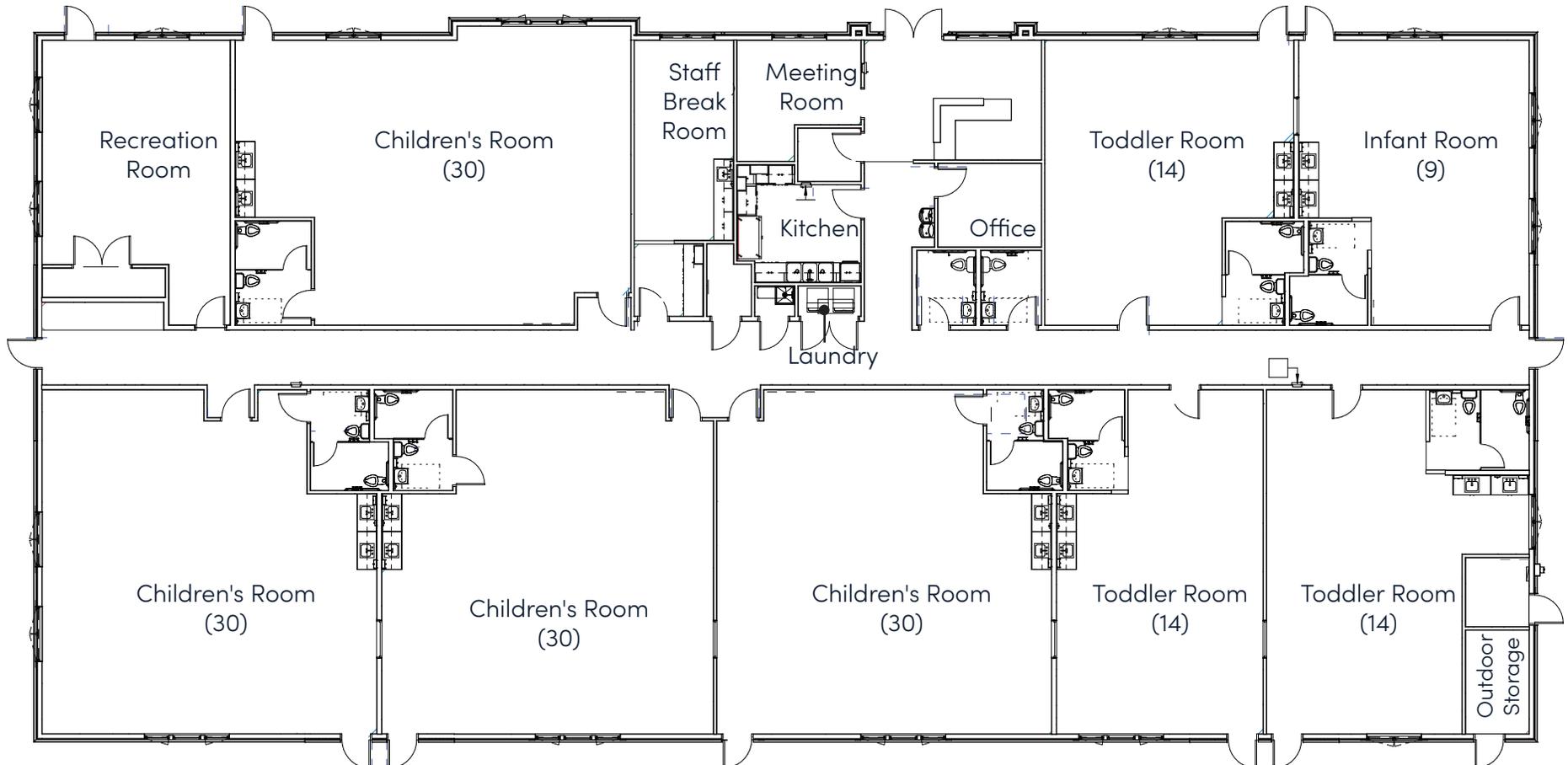


Approximately three miles south of the site is Fort Leonard Wood, a U.S. Army training installation.

Fort Leonard Wood is home to the U.S. Army Maneuver Support Center, where approximately 90,000 military and civilians receive training each year including all chemical, engineer and military police soldiers, plus many marines, airmen, sailors, coast guardsmen and international students from allied nations receives training.

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|----------|----------|----------|
| Population | 2,070 | 20,618 | 36,197 |
| Households | 927 | 4,941 | 9,824 |
| Avg HH Income | \$68,001 | \$67,779 | \$68,383 |
| Bachelors Degree or Higher | 24% | 30% | 31% |
| Median Age | 30.7 | 28.3 | 28.6 |
| Total Consumer Spending | \$22.8M | \$141.8M | \$277.6M |

Floor Plans



Additional Photos



CONTACT THE BROKER



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