

2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

5,848 | 17,478 | 19,906



Daytime Population

4,399 | 12,026 | 13,397



Median Household Income

\$73,166 | \$56,738 | \$57,397



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Offering Memorandum!

RETAIL FOR SALE OR LEASE

2110 - 2206 South Baltimore Street | Kirksville, Missouri 63501

1,320 - 31,875 SF | Sale Price: \$3,750,000

Lease Rate: \$5.00-15.00/SF | Triple Nets: \$3.00/SF

PROPERTY DETAILS

Great visibility on highly traveled Baltimore Street

Two outlots available (0.90 - 0.91 Acres), drive-thru approved

Strong secondary market

Less than 1 mile from Truman State University

Baltimore Street - 7,264 VPD

Carl Day, CCIM

314.785.7624

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Ashley Krekovich

314.785.7613

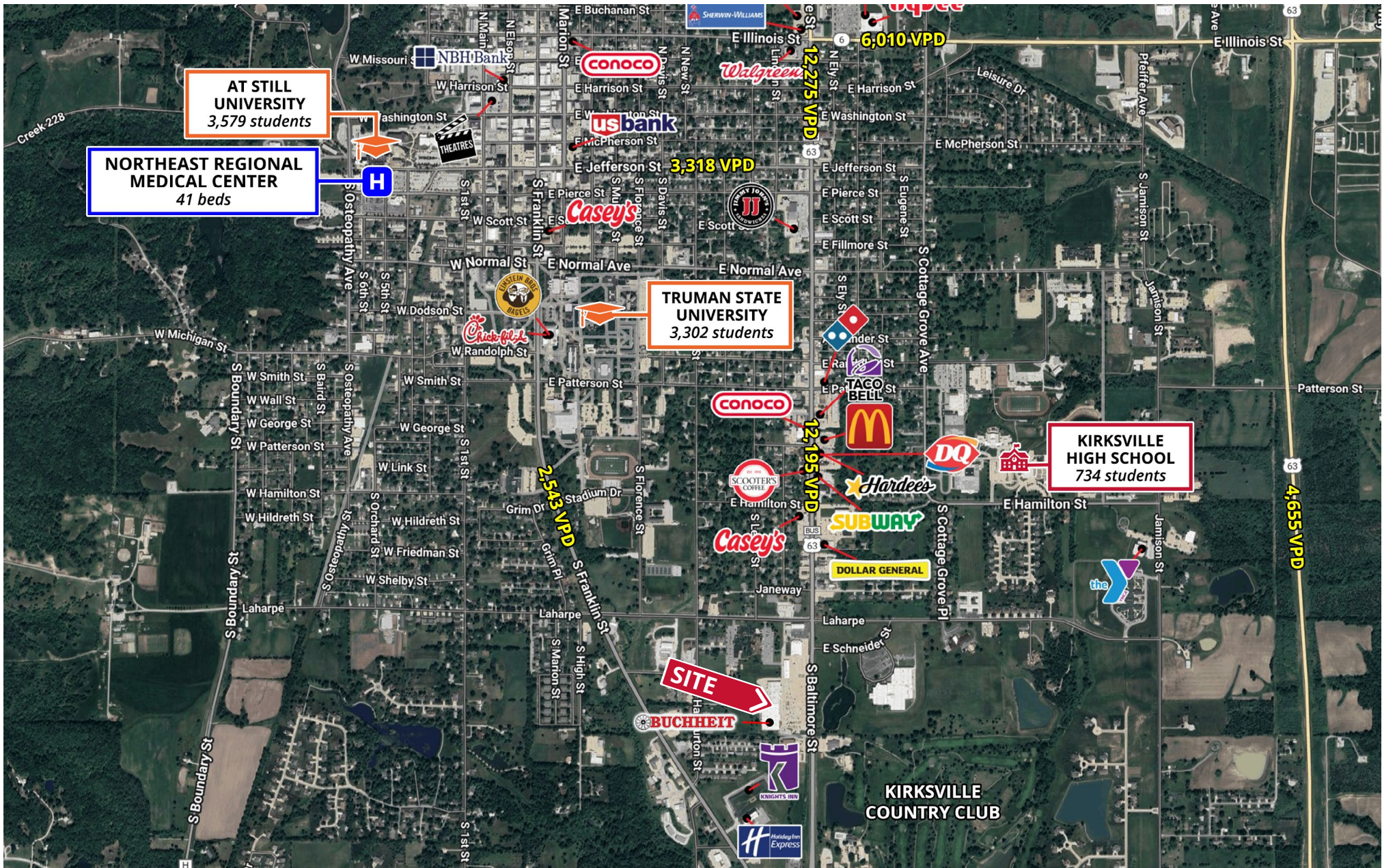
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PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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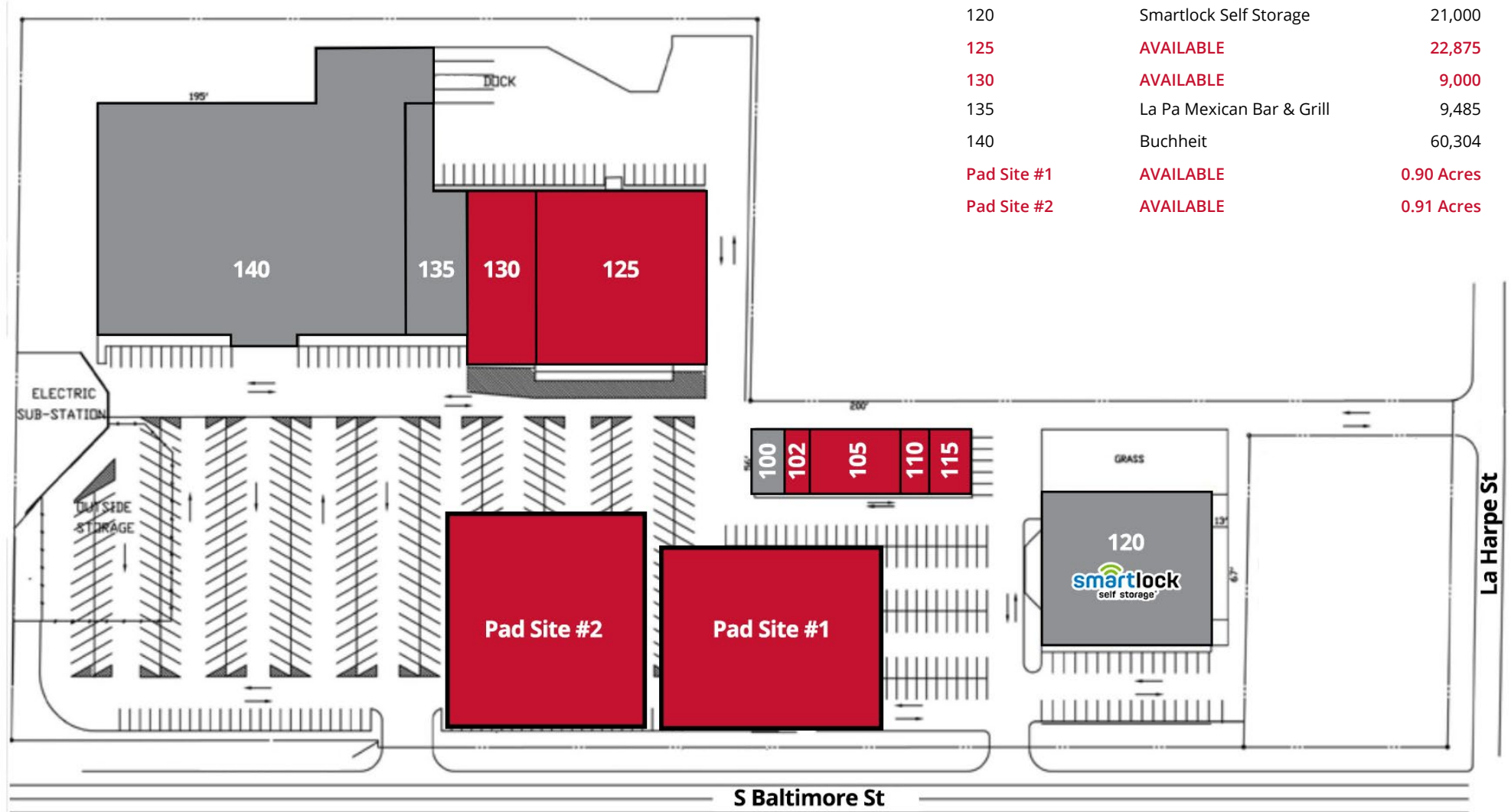
Trade Area Aerial



Site Plan



Click or scan to
view site photos!



Space	Status	SF
100	US Cellular	1,375
102	AVAILABLE	1,375
105	AVAILABLE	4,500
110	AVAILABLE	1,320
115	AVAILABLE	2,424
120	Smartlock Self Storage	21,000
125	AVAILABLE	22,875
130	AVAILABLE	9,000
135	La Pa Mexican Bar & Grill	9,485
140	Buchheit	60,304
Pad Site #1	AVAILABLE	0.90 Acres
Pad Site #2	AVAILABLE	0.91 Acres