



# WAREHOUSE FOR LEASE

211 N. SPRING AVE., UNIT C, CAPE GIRARDEAU, MO 63701

FOR LEASE

Presented By:

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

13,875 SF warehouse building with approximately 300 SF of office/conference space, four grade level doors, two drive in doors, and one indoor drive-in dock. This property has 22 foot ceilings throughout, one 16 foot door, and two 14 foot doors. Zoned M-1 light industrial to include manufacturing, warehousing, retail and other uses.

### PROPERTY HIGHLIGHTS

- 13,875 SF warehouse
- 300 SF office/conference space
- Four grade level doors
- Three total drive-in doors
- One indoor dock

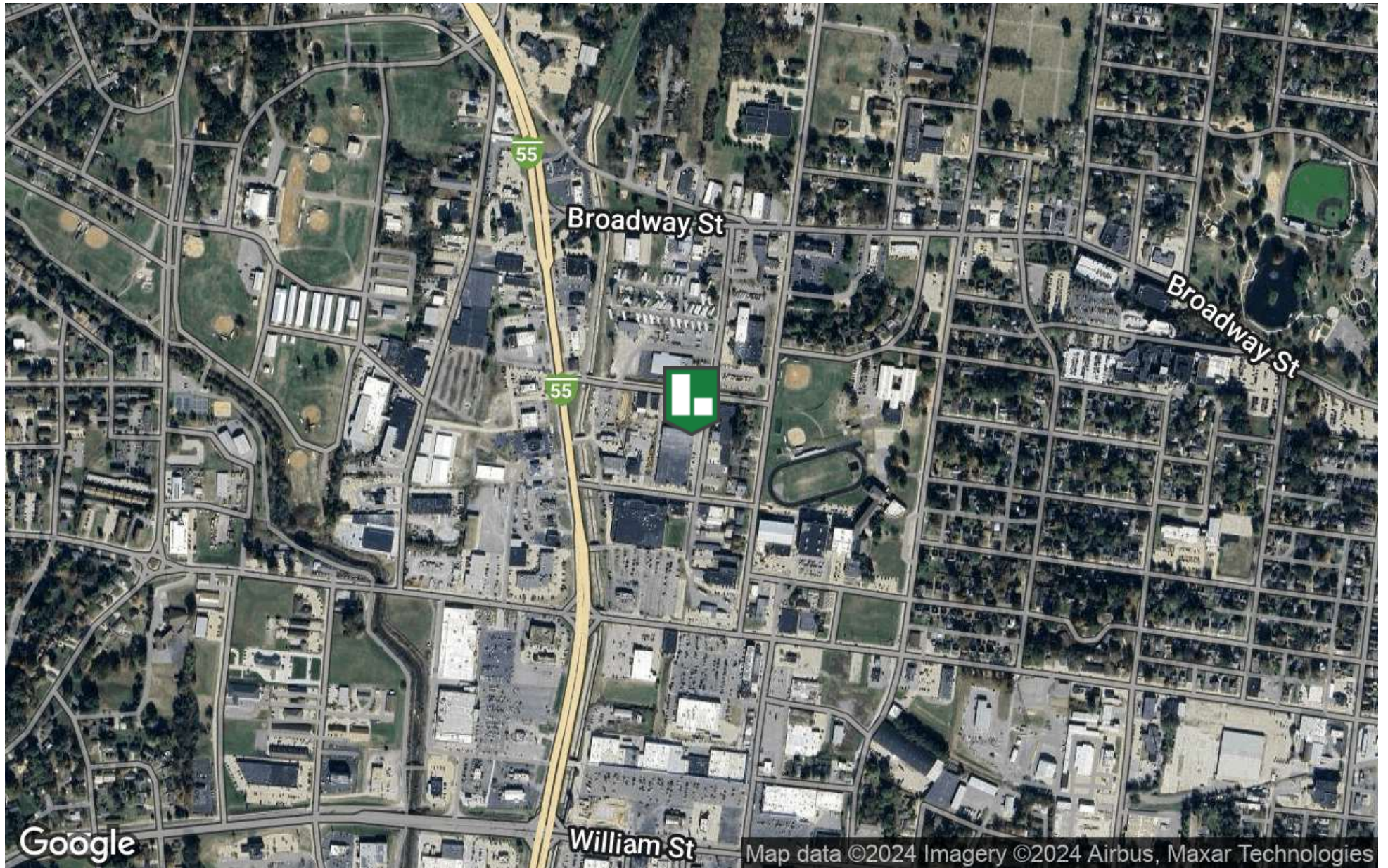
### OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NN)
Number of Units:	1
Available SF:	13,875 SF
Lot Size:	0.48 Acres
Building Size:	13,875 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	948	3,651
Total Population	580	2,030	7,445
Average HH Income	\$36,216	\$41,574	\$41,342

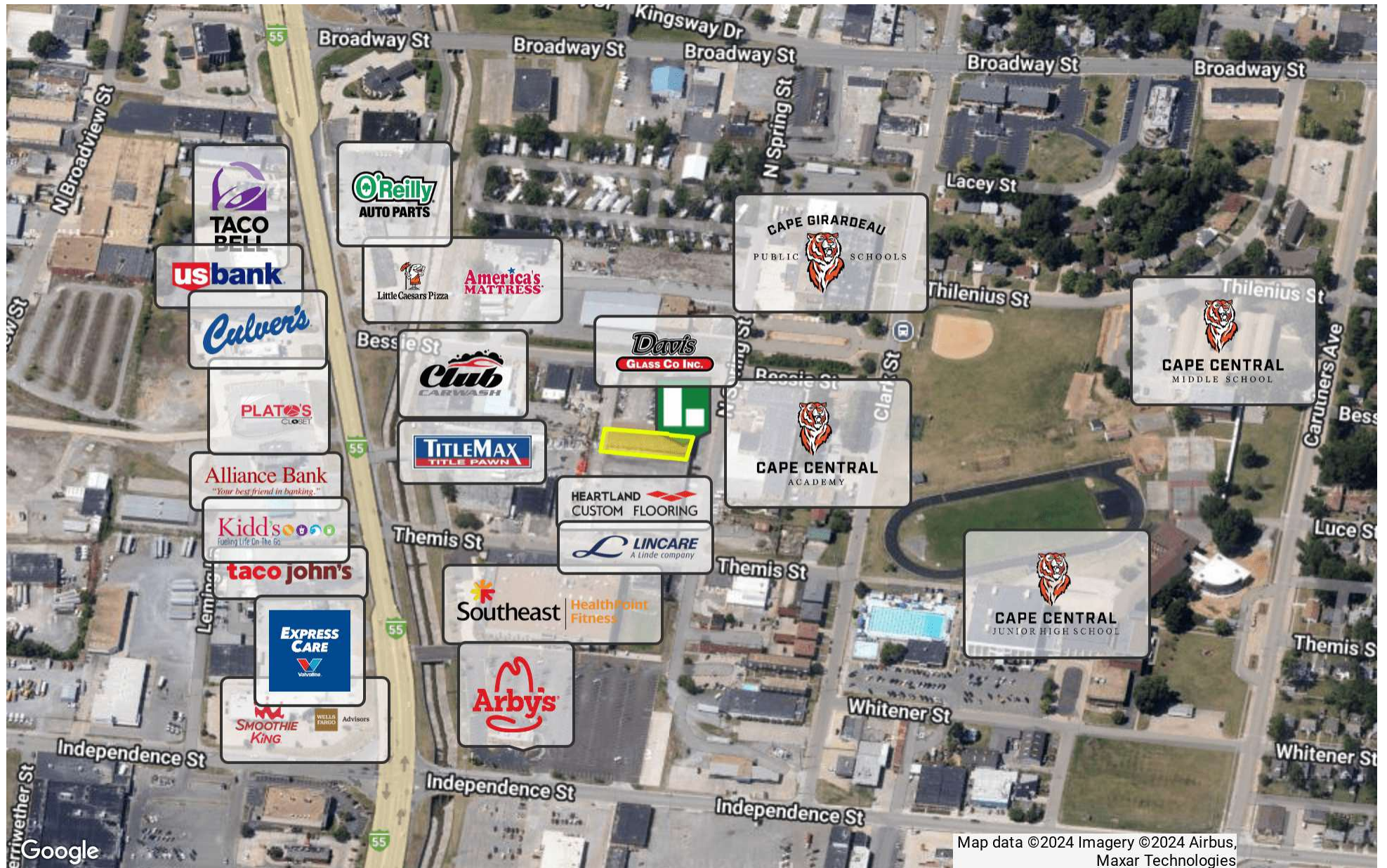
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## LOCATION MAP



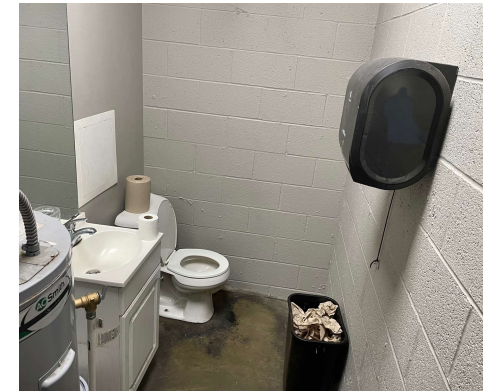
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# AREA BUSINESS MAP



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## ADDITIONAL PHOTOS



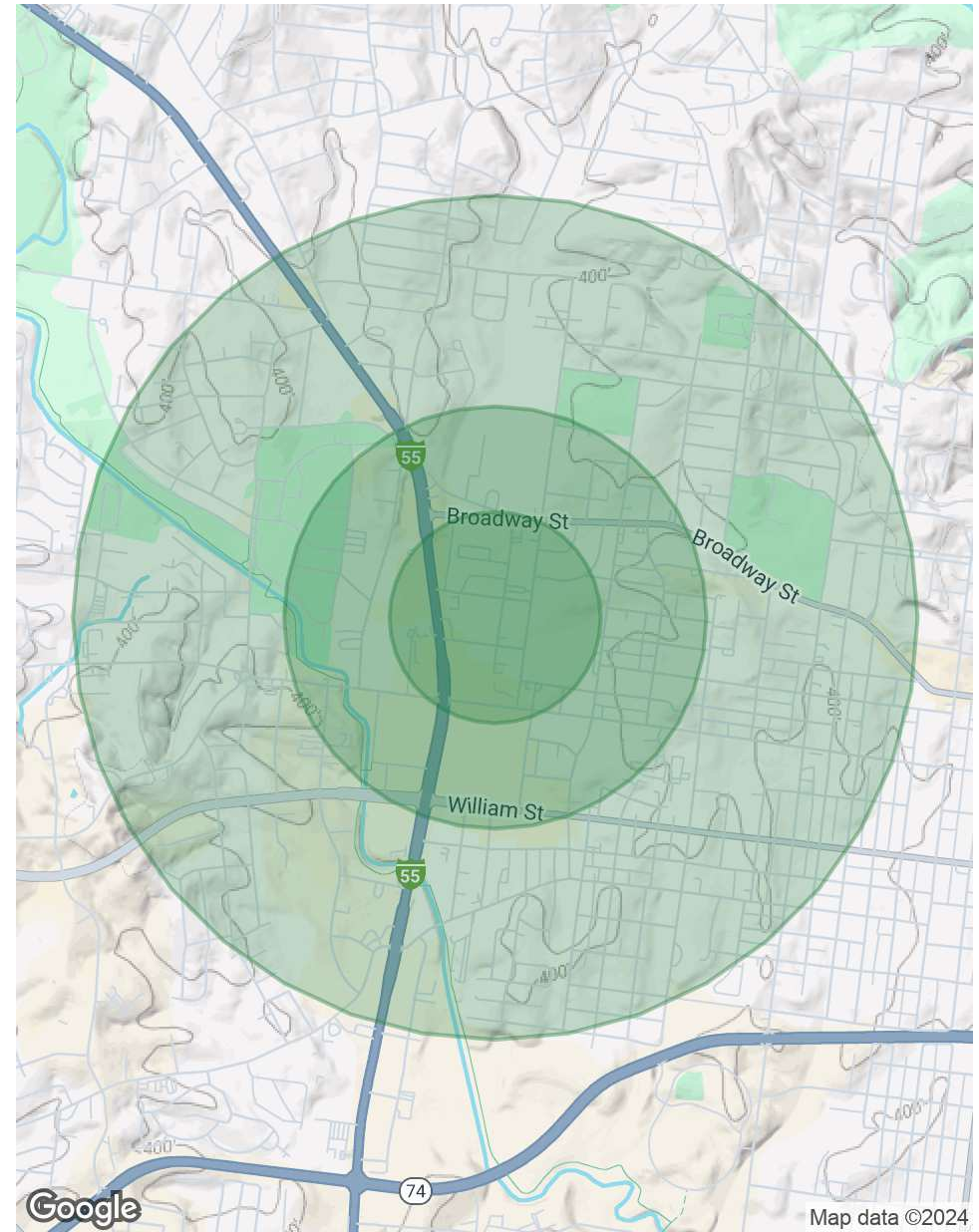
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	580	2,030	7,445
Average Age	26.3	29.7	33.2
Average Age (Male)	25.7	29.1	32.5
Average Age (Female)	28.7	31.8	37.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	273	948	3,651
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$36,216	\$41,574	\$41,342
Average House Value	\$99,246	\$106,530	\$115,816

2020 American Community Survey (ACS)



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