



SHOPS ON SHELBY

2000 SHELBY ROAD, POPLAR BLUFF, MO 63901

FOR LEASE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting a prime leasing opportunity at the Shops on Shelby, centrally located in Poplar Bluff. This brand new office/retail center has five 1,625 square foot units remaining, and is ideally positioned in a growing location at the entrance of Three Rivers College near medical, hotels, restaurants, and sports complex. Exceptional traffic and visibility, ample off-street parking, and easy access to US-67 (future Interstate 57) ensure convenience for business occupants and customers. This strip center presents an exceptional, upscale storefront for retail, office, and service-type businesses. Each space can be customized to tenant specifications. Discover the potential of this high-visibility location for your business's next venture!

PROPERTY HIGHLIGHTS

- Five, 1,625 SF units available
- Spacious interiors with high ceilings
- Ample natural light
- High traffic/visibility in growing area
- Ample off-street parking
- Will finish to suit

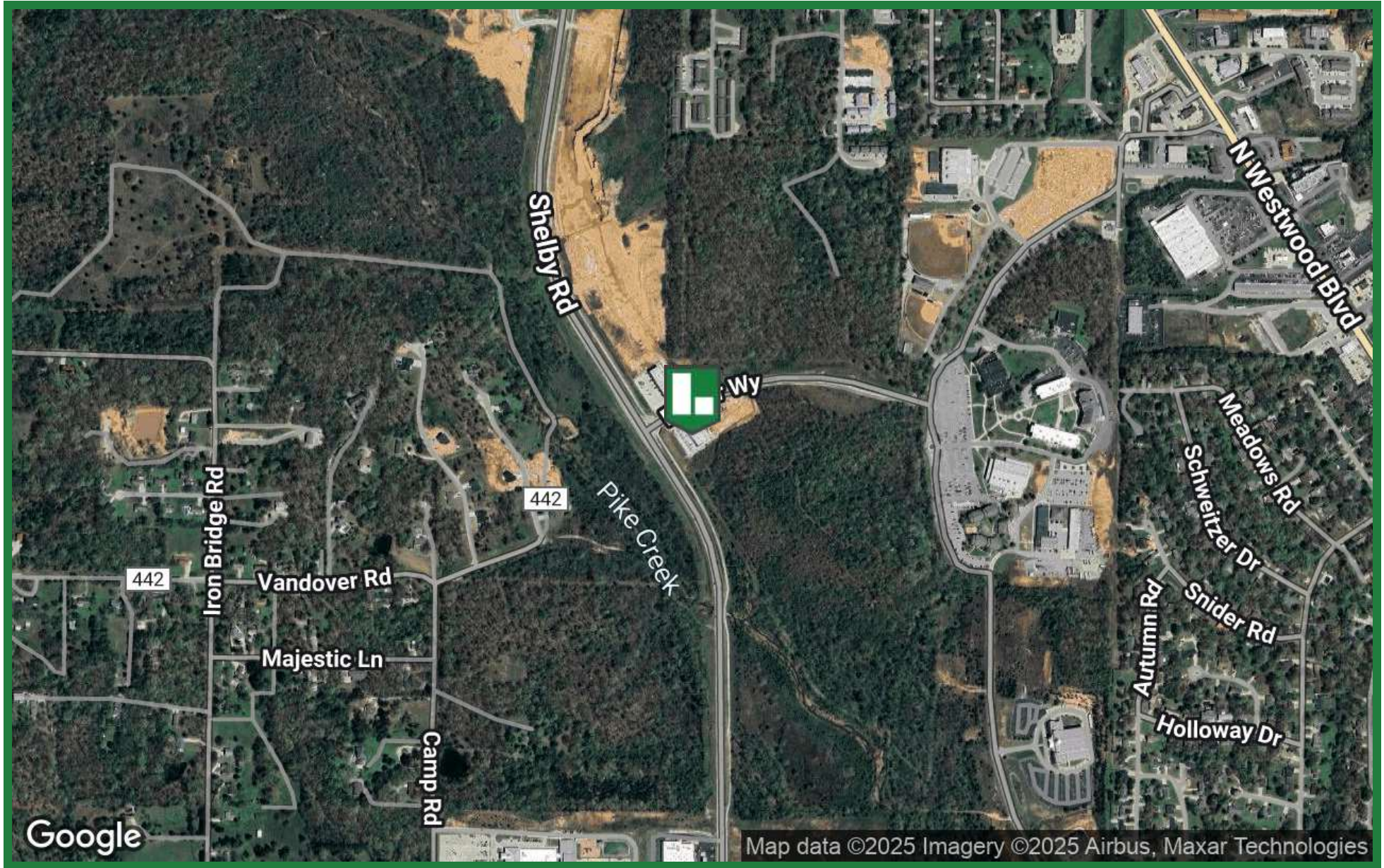
OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Gross)
Number of Units:	6 (5 available)
Available SF:	1,625 - 8,125 SF
Lot Size:	1.02 Acres
Building Size:	9,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	875	7,524	10,947
Total Population	2,387	18,749	27,111
Average HH Income	\$71,814	\$64,203	\$64,110

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LOCATION MAP

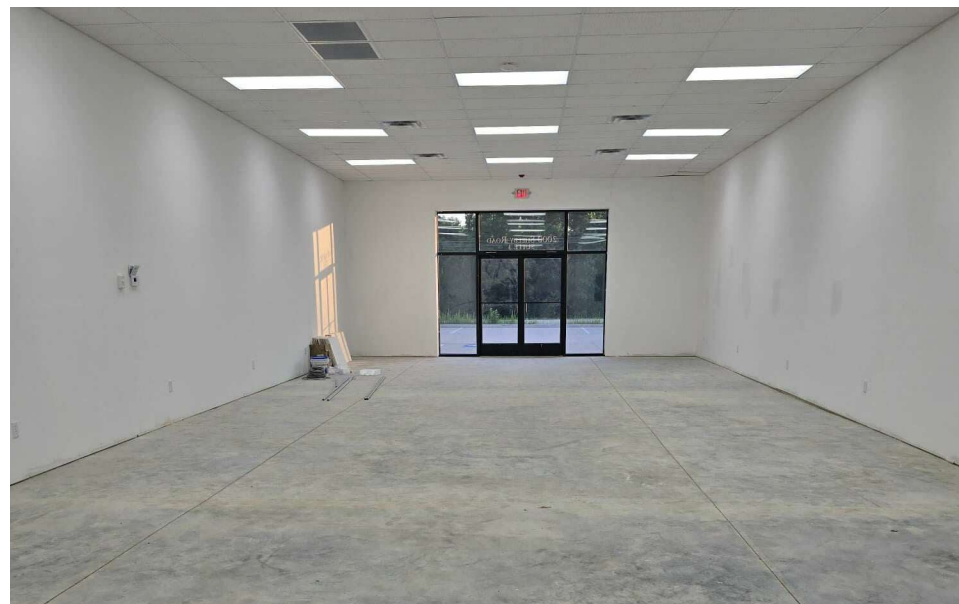


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RETAILER MAP



ADDITIONAL PHOTOS



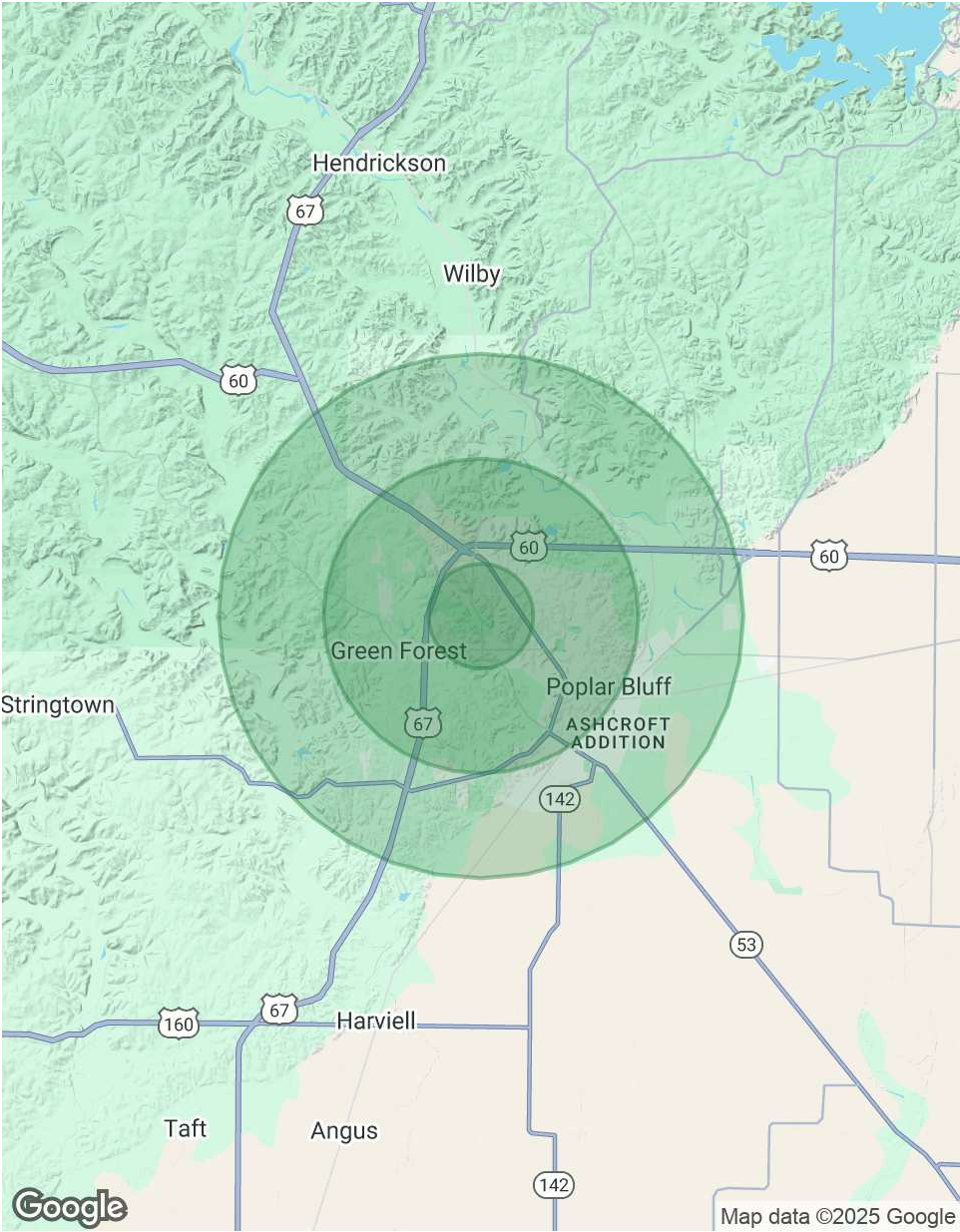
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,387	18,749	27,111
Average Age	40	40	40
Average Age (Male)	37	38	38
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	875	7,524	10,947
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$71,814	\$64,203	\$64,110
Average House Value	\$207,633	\$174,535	\$166,836

Demographics data derived from AlphaMap



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