

303 ST. LOUIS ST.

303 ST. LOUIS ST., FULTON, MO 65251

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 303 St. Louis St. in Fulton offers a charming and inviting atmosphere, providing an ideal location for prospective retail or strip center tenants. The property benefits from its proximity to the downtown area, which features a variety of local shops, dining options, and cultural venues, creating a bustling and engaging environment that attracts steady foot traffic. Additionally, nearby attractions such as the Winston Churchill Memorial and the National Churchill Museum contribute to the area's appeal, drawing in both residents and visitors. With its strong community spirit and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and meet the diverse needs of the Fulton market.

PROPERTY HIGHLIGHTS

- Versatile layout accommodating various retail or commercial uses
- Ample on-site parking for customers and employees
- Customizable interiors to suit specific business requirements

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	4,577 SF
Building Size:	6,009 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,120	3,890	5,103
Total Population	3,620	12,351	15,500
Average HH Income	\$41,610	\$51,831	\$57,912

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,577 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
303 St Louis Ave	Available	4,577 SF	NNN	Contact Broker for Pricing	-
303 St Louis Ave	US Cellular One - Armadillon Audio Inc	1,432 SF	NNN	-	-

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RETAILER MAP



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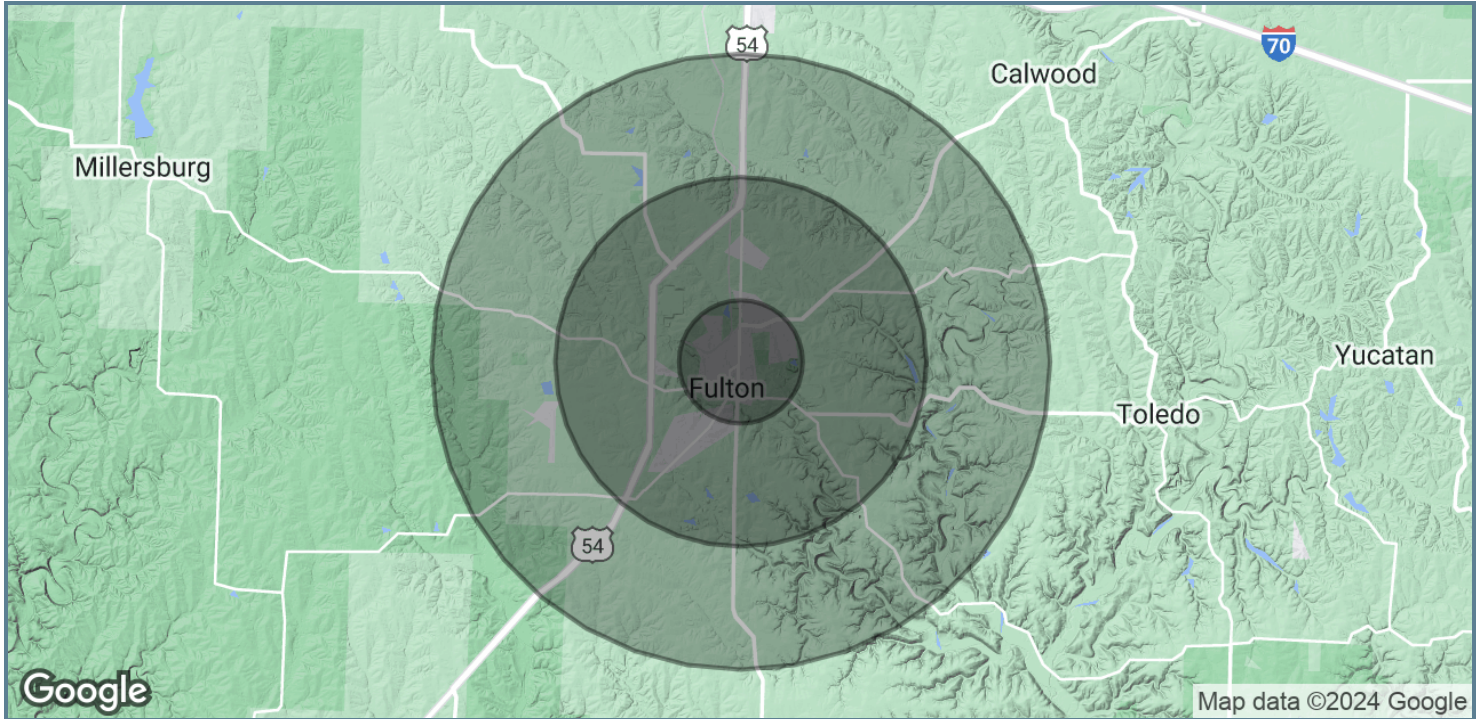
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,620	12,351	15,500
Average Age	37.7	33.5	34.8
Average Age (Male)	34.8	32.7	34.1
Average Age (Female)	35.3	31.8	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,120	3,890	5,103
# of Persons per HH	3.2	3.2	3.0
Average HH Income	\$41,610	\$51,831	\$57,912
Average House Value	\$99,434	\$118,414	\$127,273

2020 American Community Survey (ACS)

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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

