



2737 E JACKSON BLVD

JACKSON, MO 63755

FOR LEASE

Presented By:

MATT HUBER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This ±6,000 SF commercial space offers a rare combination of size, flexibility, and location in one of Jackson's most desirable business corridors. Currently configured as a professional office suite with approximately 20 private offices and multiple conference rooms, the layout can easily accommodate a single user or be demised for multiple tenants.

The property is well-suited for traditional office users but also presents an excellent opportunity for adaptive reuse, including medical, counseling, education, or service-oriented businesses. With ample parking (29 spaces) and strong traffic counts, the site is ideal for users who benefit from both visibility and accessibility.

Whether you're an established business looking to expand or a new concept seeking a strategic location, this space offers the flexibility to meet a wide range of operational needs.

PROPERTY HIGHLIGHTS

- 6,000 SF available – divisible for multi-tenant use
- High-visibility location along East Jackson Boulevard
- Strong daily traffic counts and retail synergy
- Approximately 20 private offices + multiple conference rooms
- Flexible layout with ability to reconfigure for various uses
- 29 on-site parking spaces
- Ideal for office, medical, counseling, or service-based users
- Surrounded by national and regional retailers
- Excellent access and convenient location for employees and clients
- Move-in ready with value-add potential for customization

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (Gross)
Available SF:	6,000 SF

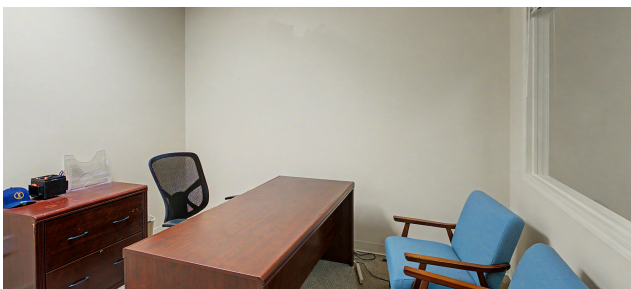
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RETAILER MAP



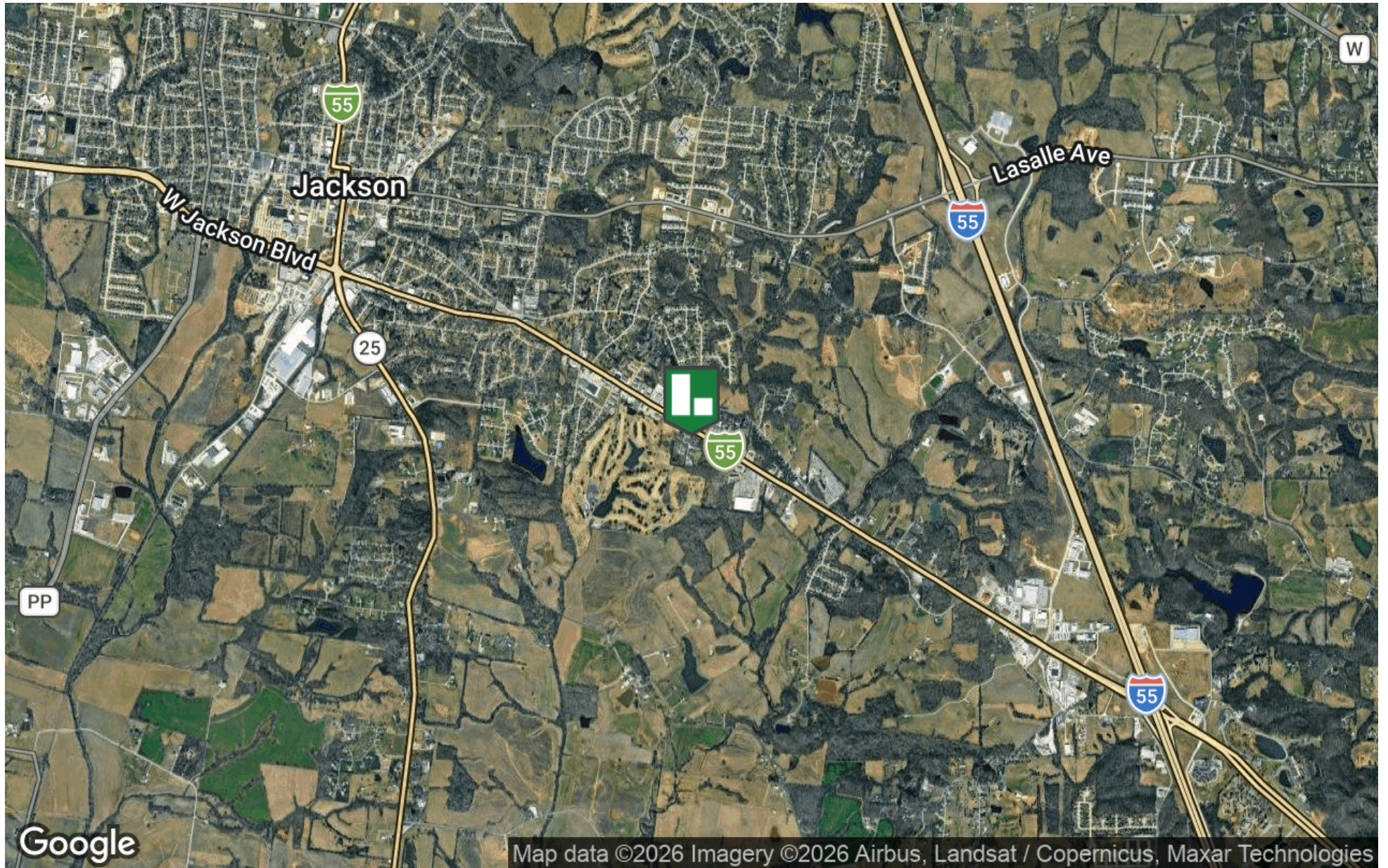
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ADDITIONAL PHOTOS



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LOCATION MAP



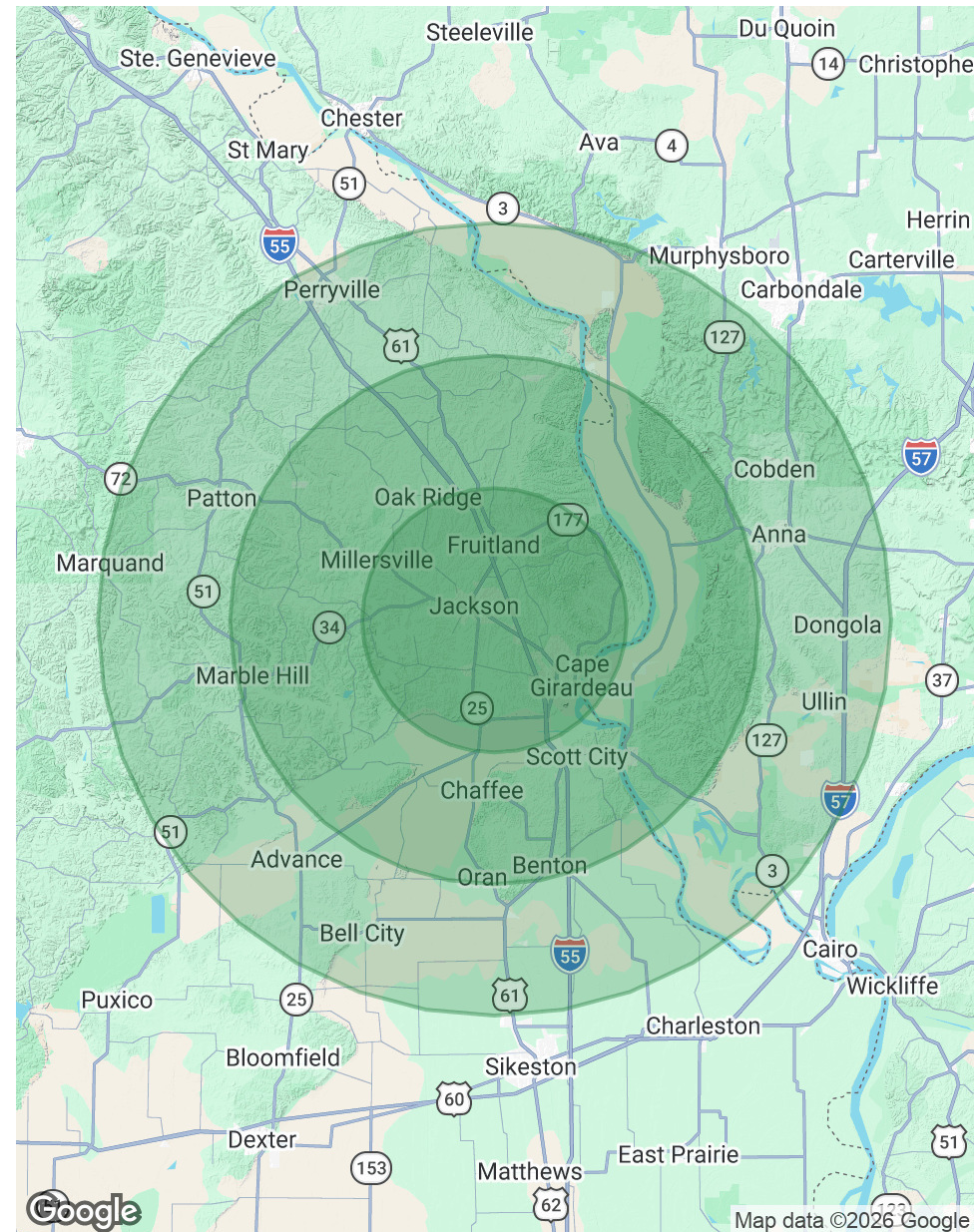
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DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	73,284	106,780	157,511
Average Age	37.9	39.1	40.4
Average Age (Male)	37.7	38.7	39.7
Average Age (Female)	38.4	39.6	41.0

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	29,288	41,986	62,069
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$88,274	\$86,137	\$82,351
Average House Value	\$236,753	\$223,733	\$200,586

2023 American Community Survey (ACS)



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MATT HUBER



MATT HUBER

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PROFESSIONAL BACKGROUND

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

Lorimont Commercial Real Estate

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