



2751 E MARSHALL ST

CHARLESTON, MO 63834

FOR SALE

Presented By:

MATT HUBER
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PROPERTY SUMMARY

PROPERTY DESCRIPTION

This property offers ample space for warehouse or distribution operations. Its strategic location in the Charleston area provides convenient access to key transportation routes, making it an ideal hub for businesses. With its solid construction and versatile zoning, this property presents an exceptional opportunity for industrial investors looking for a well-positioned asset with a strong foundation for long-term growth and success. Don't miss out on this promising investment in a dynamic commercial real estate market.

PROPERTY HIGHLIGHTS

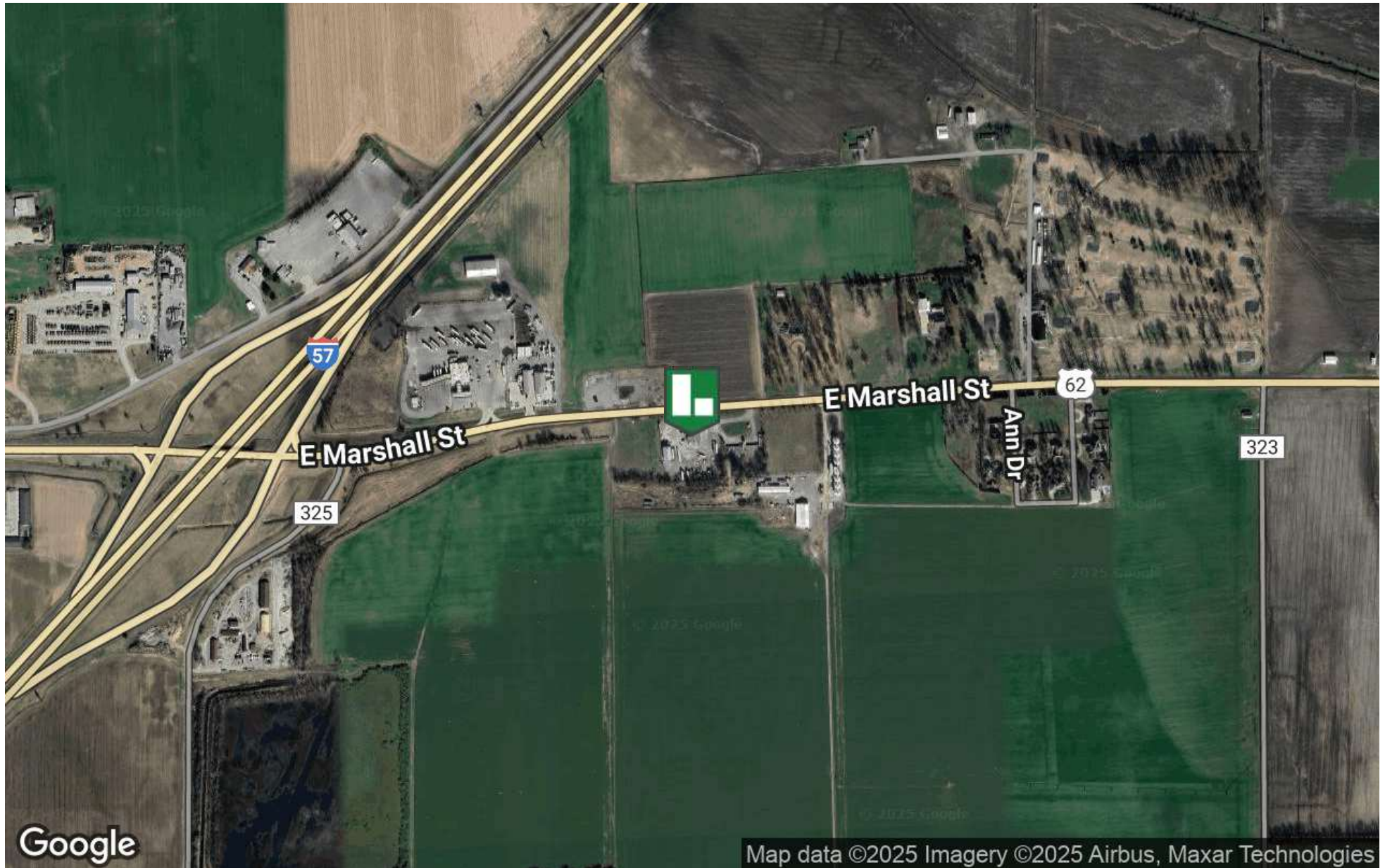
- 4,285 SF Office/Retail Building
- 3,150 Shop Building
- Strategic location for distribution
- Ample space for warehousing operations

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	2.7 Acres
Building Size:	4,285 SF

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	3,524	19,619	45,138
Total Population	8,725	47,770	110,514
Average HH Income	\$68,700	\$73,061	\$73,513

LOCATION MAP



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ADDITIONAL PHOTOS



Presented By: **MATT HUBER** | mhuber@lorimont.com

RETAILER MAP



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Demographics data derived from AlphaMap



MATT HUBER



MATT HUBER

Commercial REALTOR®

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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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