

# St Robert Plaza

151 ST ROBERT BLVD, ST ROBERT, MO 65584

COVER PAGE

For Lease



For more information please contact:

## David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

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LEASE SPACES

For Lease



## LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

1,650 SF

Lease Rate:

\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4	Available	1,650 SF	NNN	\$25.00 SF/yr	In-Line.

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### PROPERTY SUMMARY

Available SF:	1,650 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	1.05 Acres
Building Size:	11,088 SF
Zoning:	Commercial
Market:	St Robert, MO
Sub Market:	Fort Leonard Wood Army Base
Cross Streets:	St Robert Plaza Dr

### PROPERTY OVERVIEW

Discover the perfect location for your business at 151 St Robert Blvd, Saint Robert, MO, 65584. This premier property boasts exceptional visibility and effortless accessibility, ensuring your business stands out in the high-traffic area. With 72 dedicated parking spaces, customers will appreciate the convenience of ample parking. The property's close proximity to I-44 enhances its desirability, making it easily accessible for both locals and travelers. As the main retail area for the esteemed Fort Leonard Wood Army Base, this location offers unparalleled exposure and a built-in customer base. Secure your place at this prime commercial space and watch your business thrive in this dynamic and strategic location.

Estimated NNN = \$3.00

### PROPERTY HIGHLIGHTS

- Great visibility & Easy access.
- High traffic count.
- Close proximity to I-44.
- 72 Parking Spaces.
- Main retail area for Fort Leonard Wood Army Base.



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## SITE PLAN



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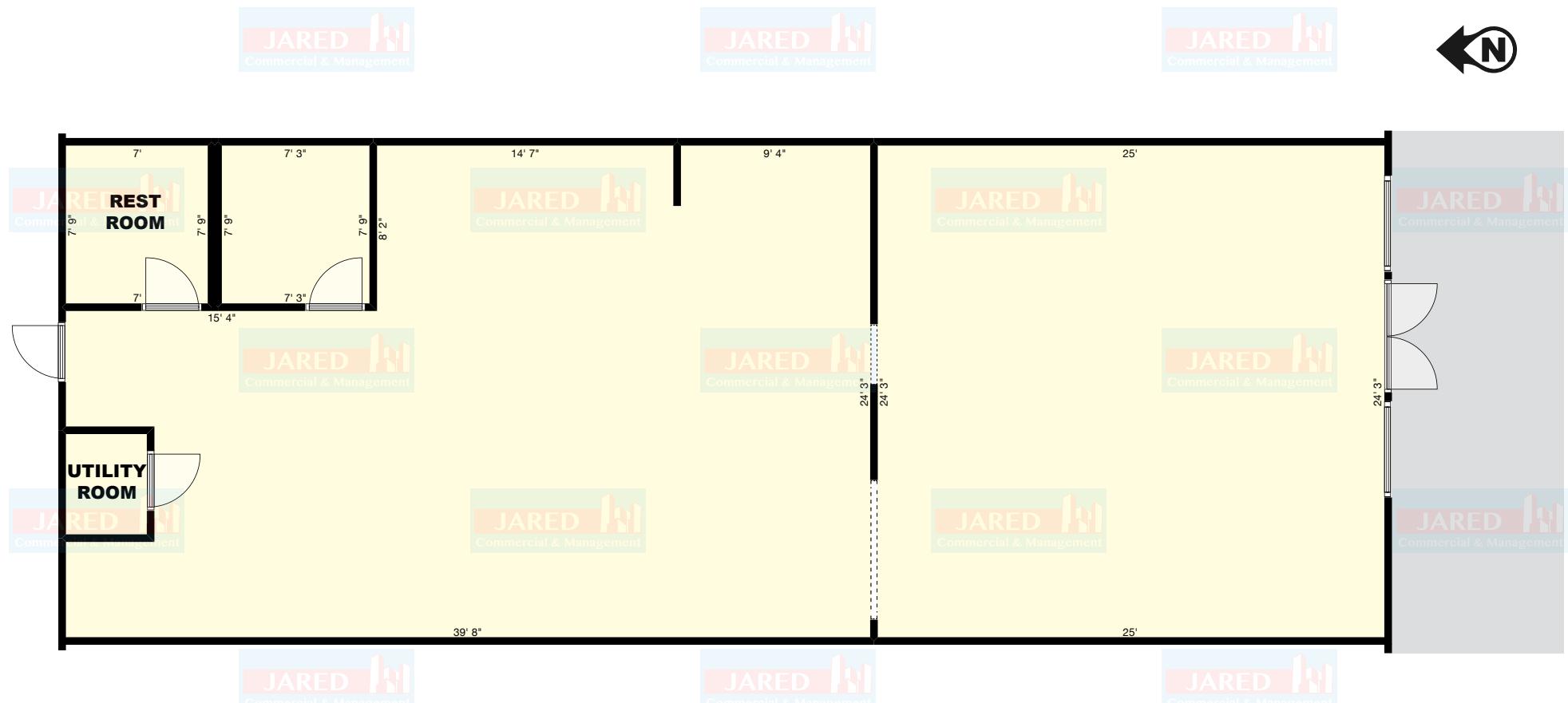
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SUITE 4 - FLOOR PLAN

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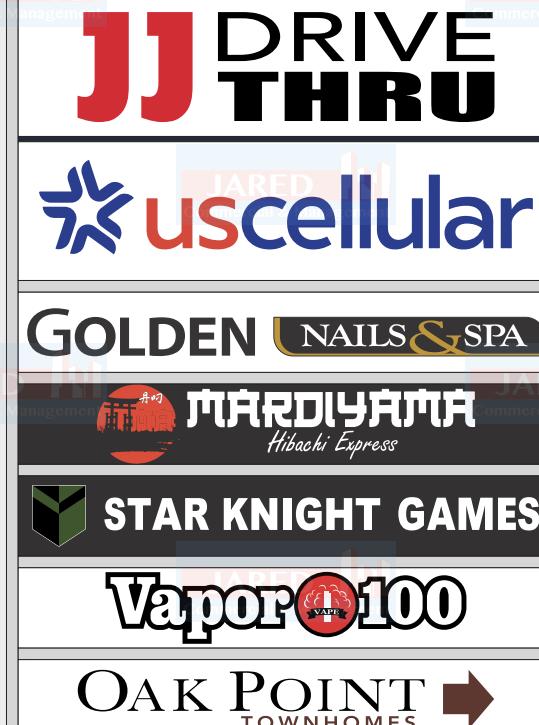
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PYLON SIGN

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## RETAILER MAP

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Google

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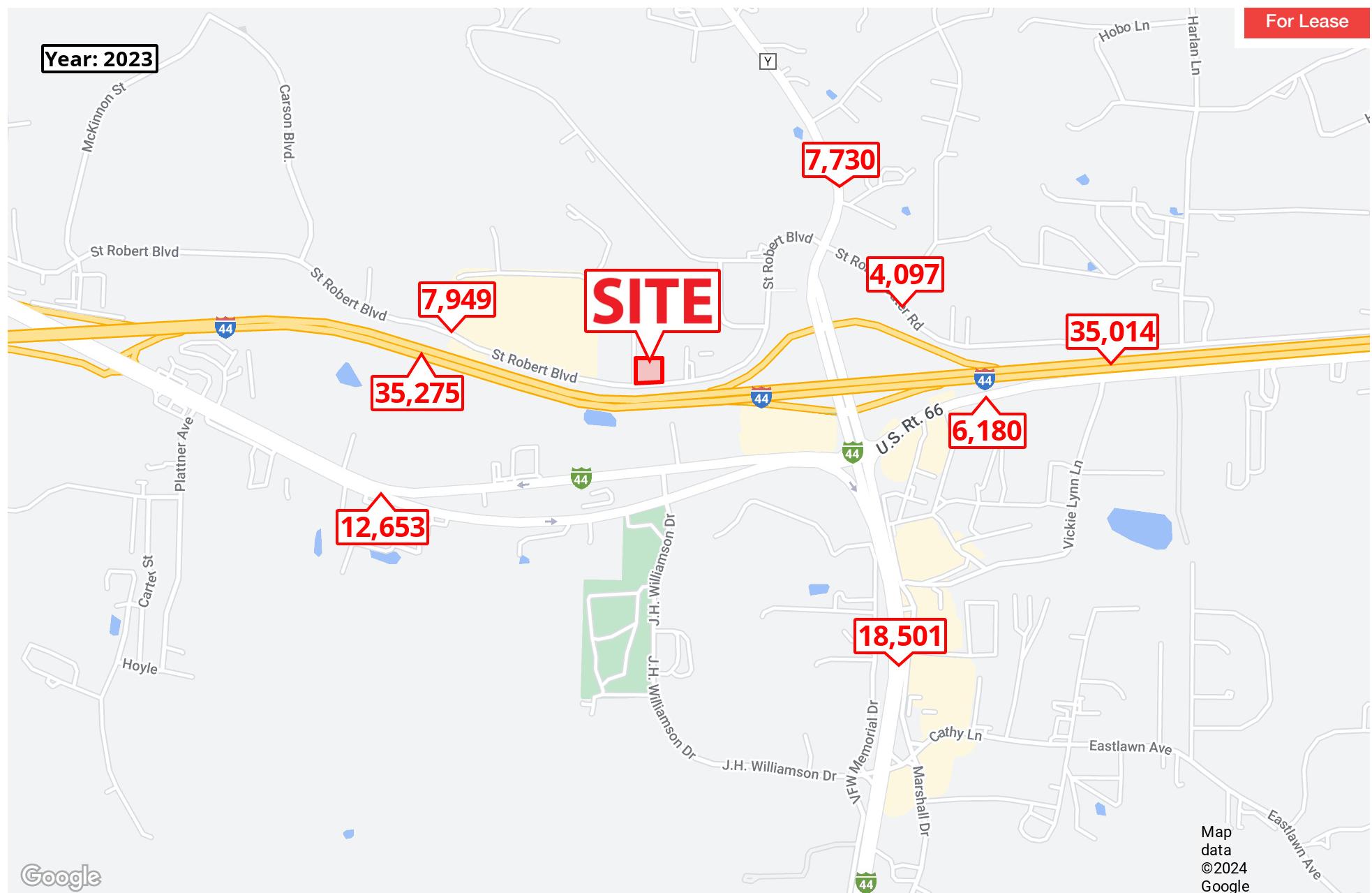


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## TRAFFIC COUNT MAP

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Year: 2023



Map  
data  
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Google

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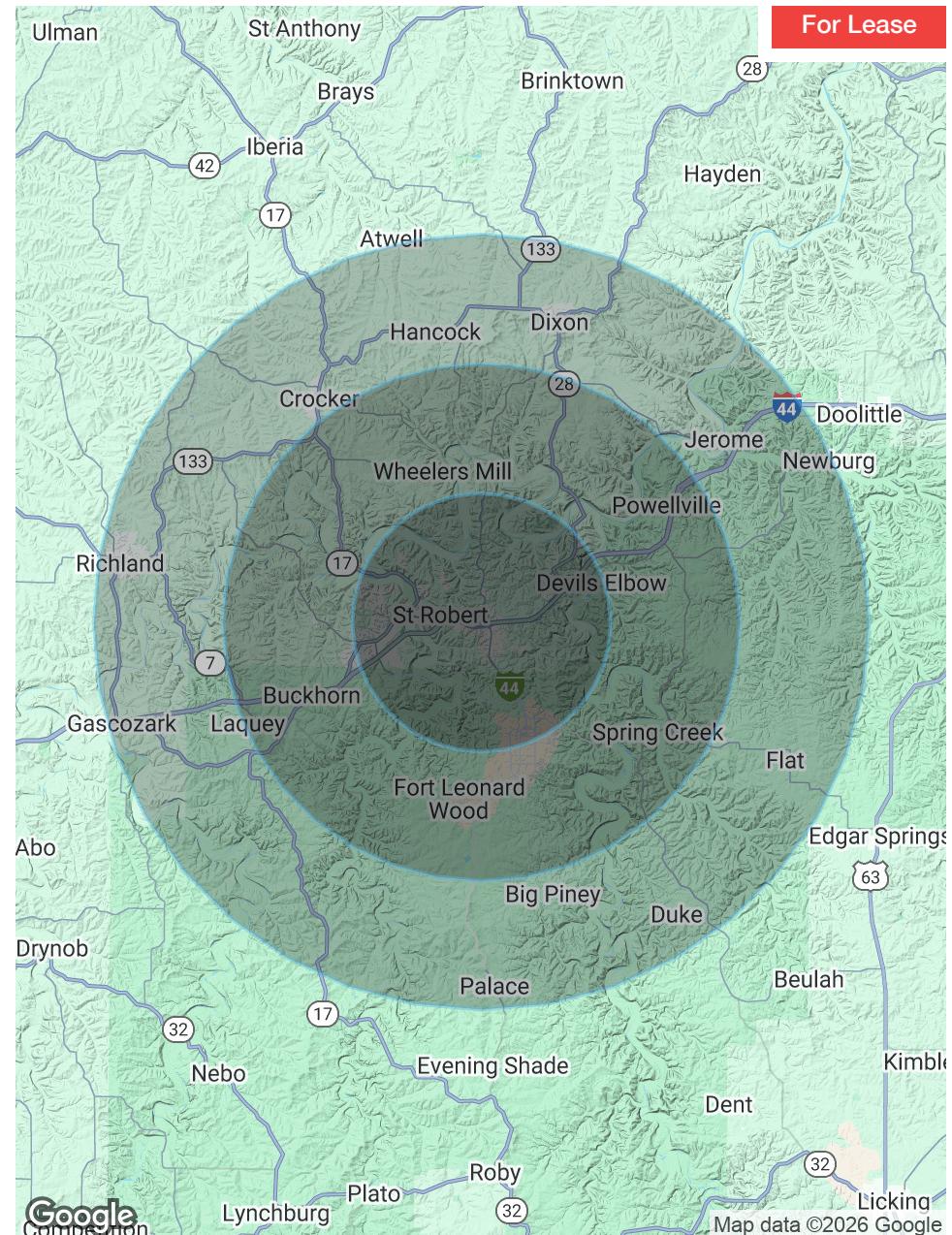


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# DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	31,359	45,404	57,271
Average Age	31	32	34
Average Age (Male)	31	31	33
Average Age (Female)	32	33	35
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,774	13,489	18,361
# of Persons per HH	3.2	3.4	3.1
Average HH Income	\$84,446	\$84,127	\$83,563
Average House Value	\$200,599	\$200,900	\$202,351

\* Demographic data derived from 2020 ACS - US Census



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### DAVID HAVENS

Senior Broker

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

**Direct:** 417.877.7900 x101 | **Cell:** 417.350.4771

MO #2015037234

### EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.

Entrepreneurship Certificate from University of Northern Colorado

CCIM Candidate

Missouri and Colorado Real Estate License

Business Brokerage Certificate- VR

### MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

**Jared Commercial**  
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