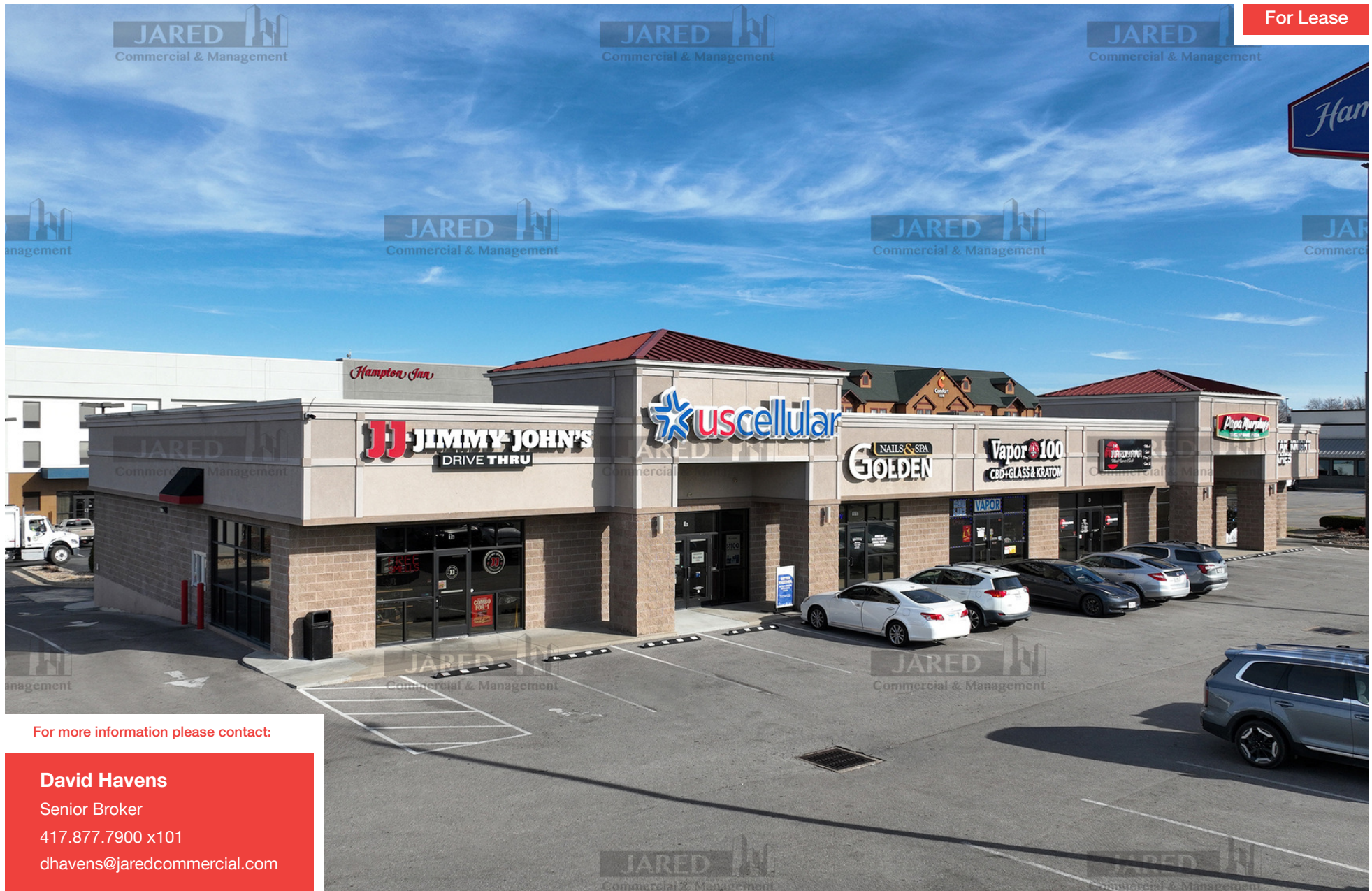




For Lease



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com

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St Robert Plaza



151 ST ROBERT BLVD, ST ROBERT, MO 65584

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

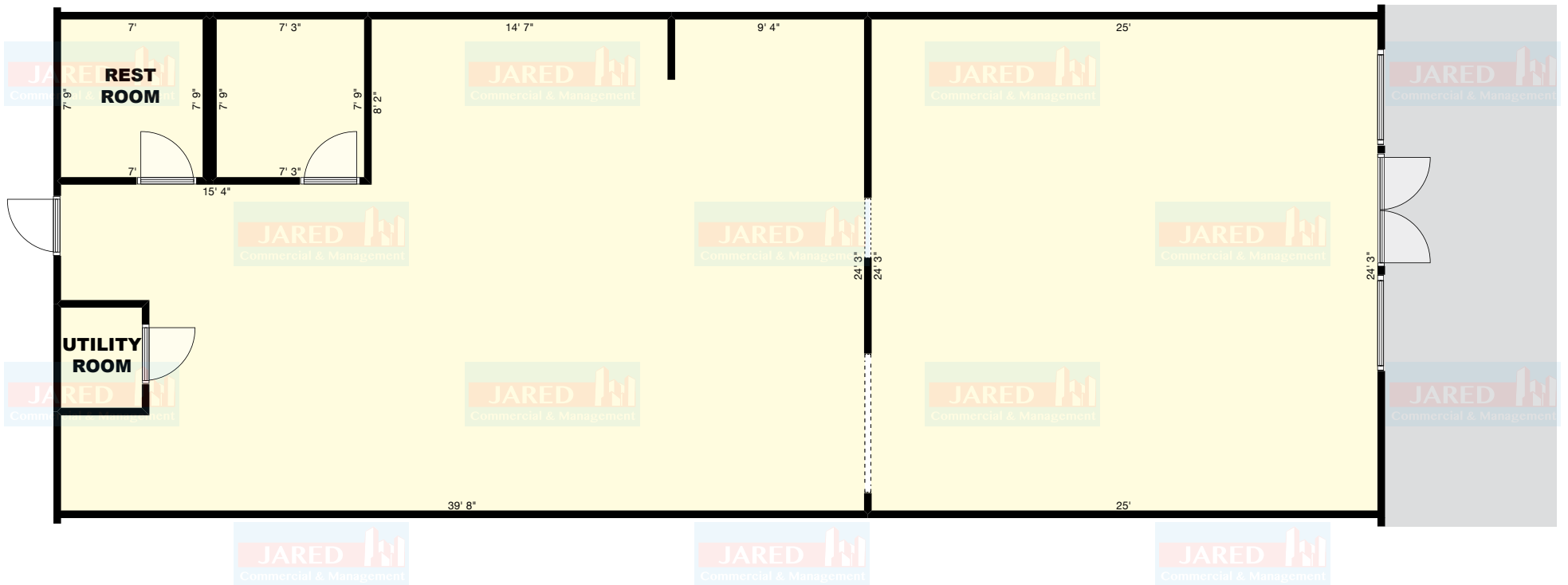
- Great visibility & Easy access.
- High traffic count.
- Close proximity to I-44.
- 72 Parking Spaces.
- Main retail area for Fort Leonard Wood Army Base.



For Lease



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Google

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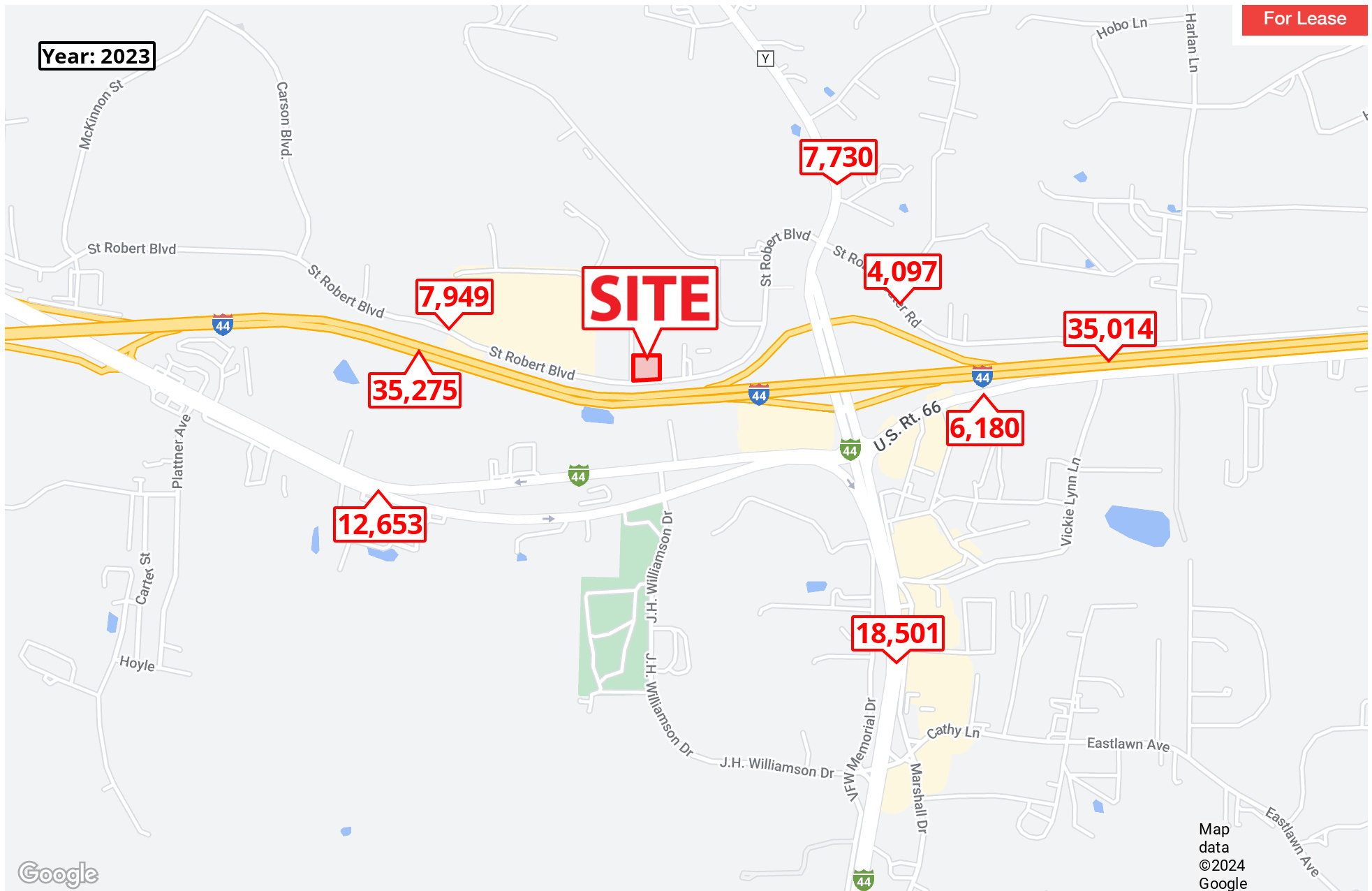
St Robert Plaza



151 ST ROBERT BLVD, ST ROBERT, MO 65584

TRAFFIC COUNT MAP

For Lease



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POPULATION

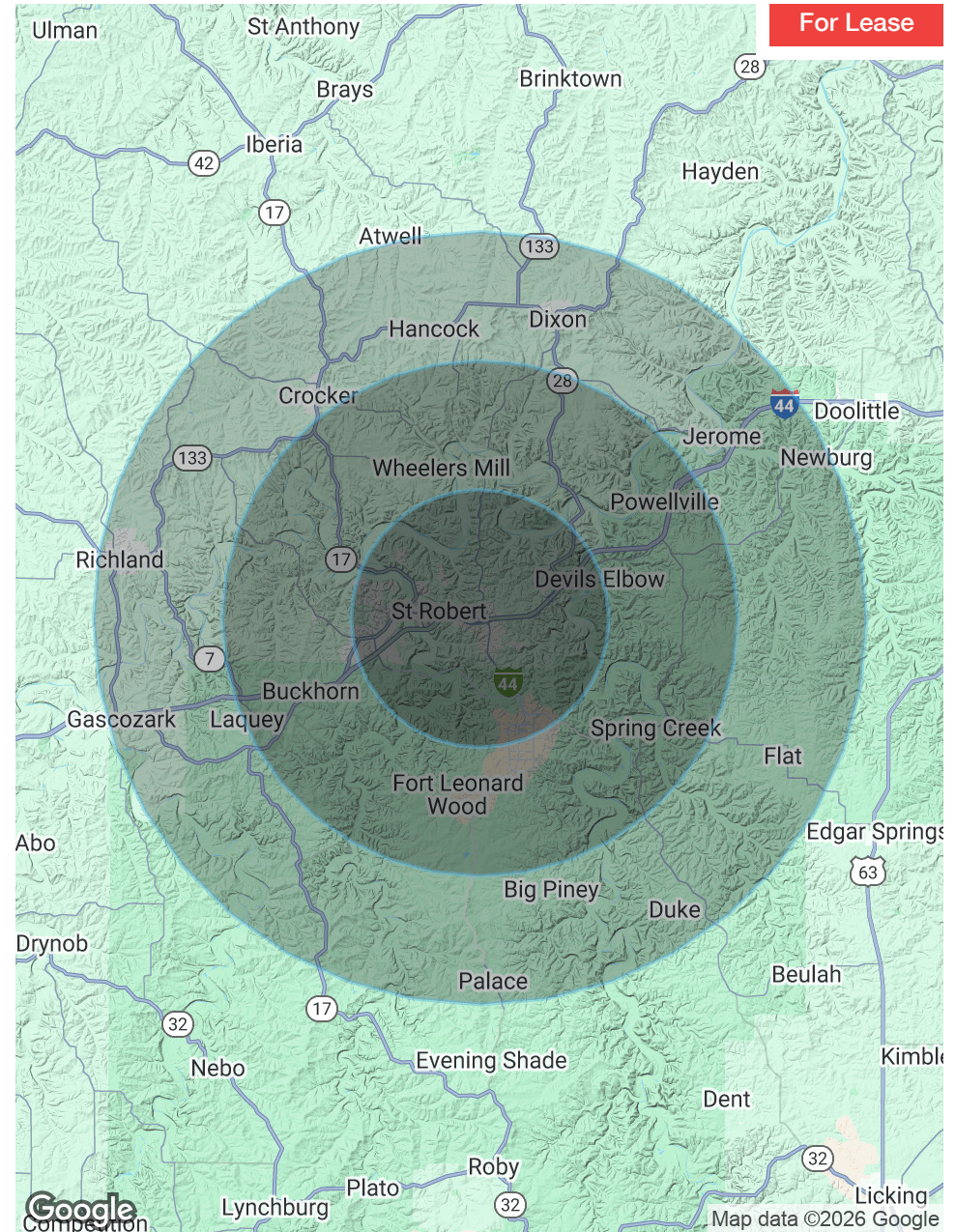
	5 MILES	10 MILES	15 MILES
Total Population	31,359	45,404	57,271
Average Age	31	32	34
Average Age (Male)	31	31	33
Average Age (Female)	32	33	35

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

For Lease





DAVID HAVENS

Senior Broker

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
2870 S Ingram Mill Rd Ste A
Springfield, MO 65804
417.877.7900

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