

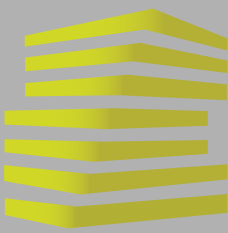
# ST. ROBERT CENTER

400 MARSHALL DR

ST. ROBERT, MO



**LOCATION.**  
commercial real estate



# ST. ROBERT CENTER

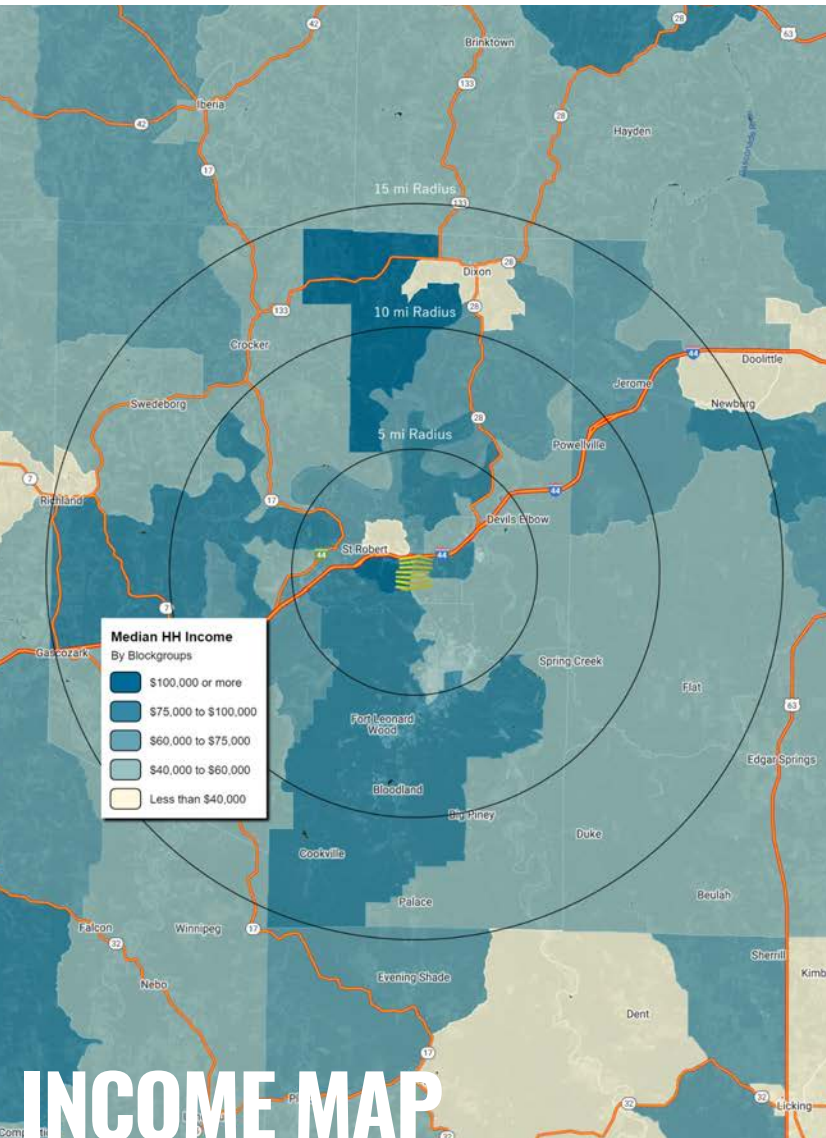
## NEIGHBORHOOD VIBE

SCOTT BITNEY

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### TRADE AREA OVERVIEW

Centered around Interstate 44 and located between Rolla and Springfield, Missouri, St. Robert is the business hub of Pulaski County. The St. Robert business district continues to grow and is the home of many national chain stores, hotels and restaurants, in addition to many specialty small businesses. St. Robert boasts a strong economy, with an increase in retail sales within the city limits. In 2013, retail sales exceeded \$222 million, up from the \$168 million in 2005.

St. Robert has a tourist industry with families and friends attending Fort Leonard Wood Soldier graduation ceremonies, conferences and other special events. Fort Leonard Wood, located just south of St. Robert, is a thriving and prosperous installation that has evolved from a small basic training post 70 years ago to a premier Army Center of Excellence that trains about 80,000 military and civilians each year. Fort Leonard Wood has been a relatively stable "tourist" base for St. Robert that has led to the construction of several hotels and motels in the area. St. Robert currently boasts 22 motel/hotels in the area with over 1,300 rooms. The city anticipates that this source of "tourists" will remain stable and even increase into the future.

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>POPULATION</b>	33,070	44,730	55,775
<b>HOUSEHOLDS</b>	9,593	13,308	17,883
<b>EMPLOYEES</b>	2,130	4,363	10,028
<b>MED HH INCOME</b>	\$81,044	\$82,551	\$79,826

### AREA RETAIL | RESTAURANTS

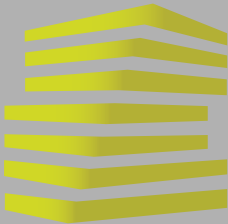


## INCOME MAP



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## SITE PLAN

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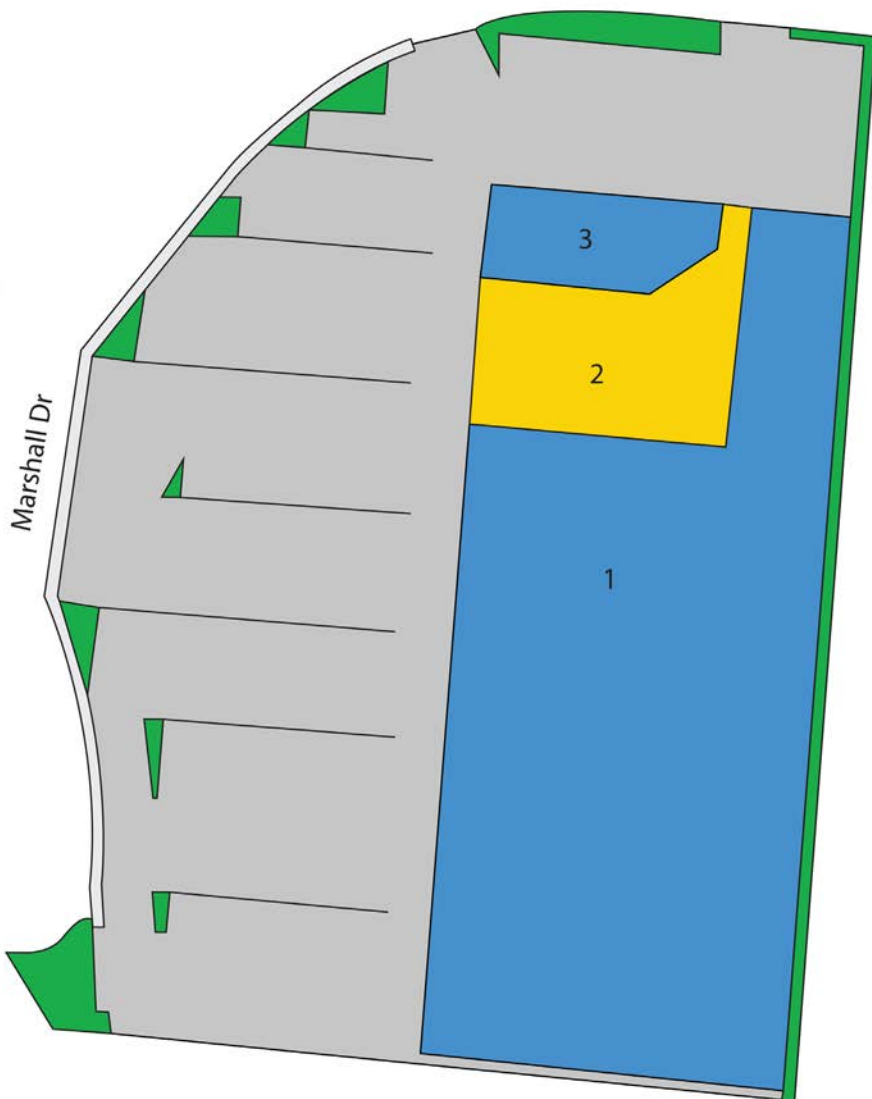
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KEY

Available: ■

Leased: ■



- CENTRALLY LOCATED IN THE TRADE AREA AND MINUTES FROM FORT LEONARD WOOD, WHICH TRAINS OVER 80,000 PEOPLE PER YEAR
- 56,957 SF BOX AVAILABLE
- 4,550 SF END CAP AVAILABLE
- OUTSTANDING VISIBILITY FROM SIGNALIZED INTERSECTION OF MISSOURI AVE. AND ADAMS AVE.
- PYLON SIGNAGE AVAILABLE
- CALL FOR PRICING

Suite	Tenant	SF
1	AVAILABLE	56,957
2	Family Dollar	8,703
3	AVAILABLE	4,550

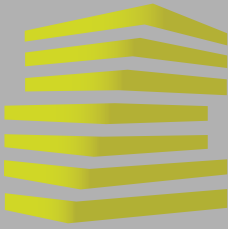


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## MARKET AERIAL

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