

FOR LEASE

1223 S. Business 54
FULTON, MISSOURI 65251

± 3,700 SF
AVAILABLE

\$3,000/MO
GROSS LEASE

RETAIL
PROPERTY TYPE

19
PARKING SPACES



PROPERTY OVERVIEW

Maher Commercial Real Estate is pleased to present this ± 3,700 square foot retail space for lease at 1223 S. Business 54 in Fulton, Missouri. The space features an open retail configuration with a dedicated back office/storage area and a restroom. Positioned along a high-visibility commercial corridor with strong frontage and ample on-site parking, it is well suited for a wide range of retail and service users.

- ± 3,700 SF of open retail space
- Back office / storage area
- On-site restroom
- Partial access to monument sign fronting Business 54
- 19 parking spaces on site
- Prominent frontage along Business Loop 54
- Open, move-in ready configuration
- Established retail corridor adjacent to Casey's

SPACE	SIZE	LEASE RATE	TERM	STATUS
Retail Suite	± 3,700 SF	\$3,000 / month Gross	Negotiable	AVAILABLE

Jack L. Maher III, President

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Buttonwood Business Center, 3610 Buttonwood Dr., Suite 200, Columbia, MO 65201
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INTERIOR



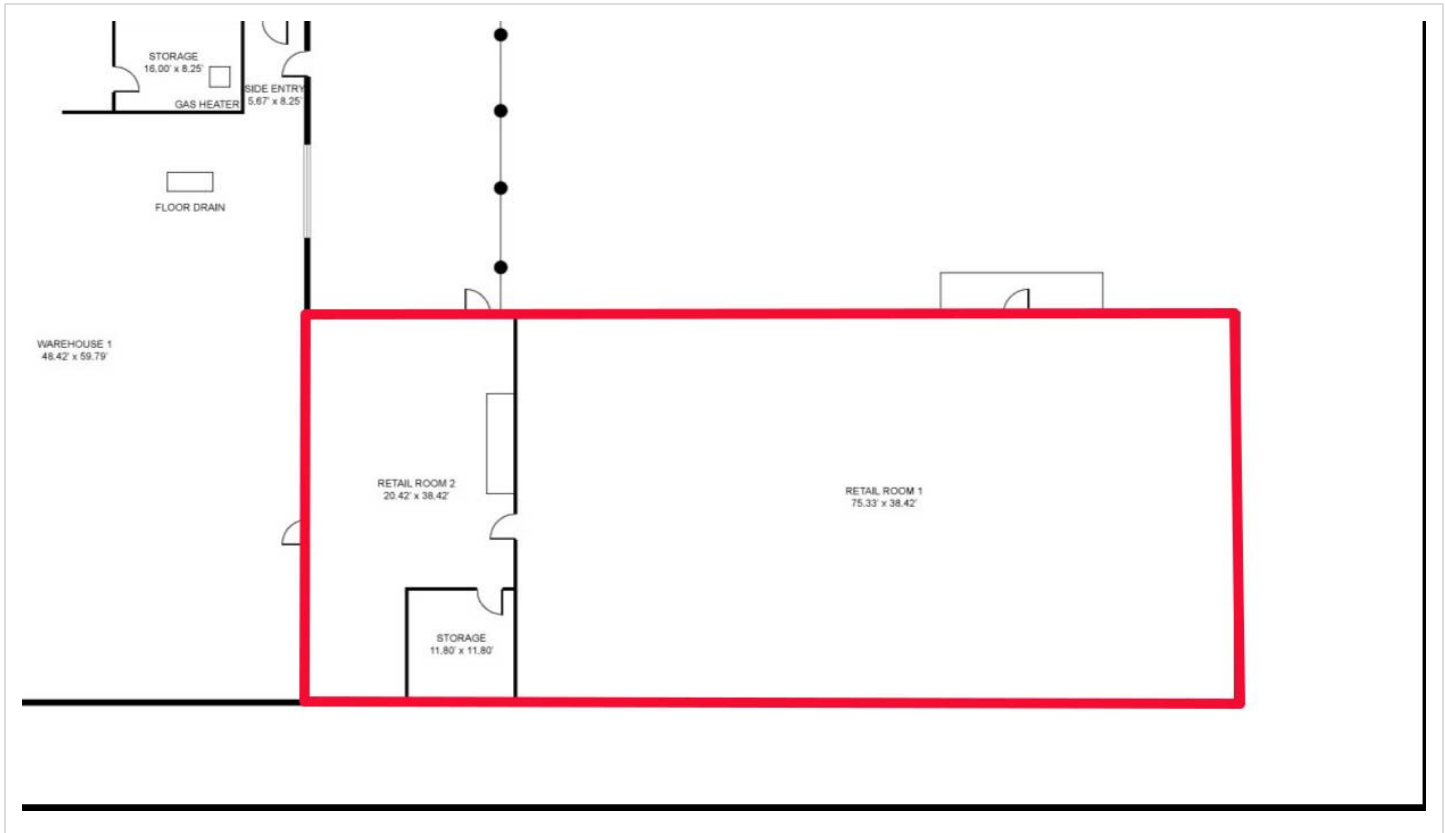
Open retail sales floor with service counter, drop ceiling, and large display windows. Generous, flexible layout throughout.

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FLOOR PLAN & SPACE LAYOUT

**75.33' × 38.42'**

RETAIL ROOM 1

20.42' × 38.42'

RETAIL ROOM 2

11.80' × 11.80'

STORAGE

Yes

RESTROOM

Leased premises outlined in red. Dimensions are approximate and provided for marketing purposes only; tenant to verify all measurements.

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**MAHER**
COMMERCIAL REAL ESTATE

LOCATION

1223 S. Business 54
FULTON, MISSOURI

LOCATION HIGHLIGHTS & PROPERTY SUMMARY

- High-visibility frontage on Business Loop 54
- Established Fulton retail and service corridor
- Adjacent to Casey's General Store
- Monument signage fronting Business 54 (partial access)
- 19 on-site paved parking spaces
- Easy ingress / egress with ample parking
- Strong daytime traffic and area visibility

IDEAL USES

Retail · showroom · service · fitness / studio · medical or professional office · resale · nonprofit

Address	1223 S. Business 54, Fulton, MO
Available SF	± 3,700 SF
Lease Rate	\$3,000 / month Gross
Property Type	Retail
Configuration	Open retail + office/storage
Restroom	Yes
Signage	Partial monument sign access
Parking	19 spaces on site
Term	Negotiable

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