



24,800 SF SHOP AND RETAIL/OFFICE BUILDINGS ON 5 ACRES

3141 E. OUTER ROAD, SCOTT CITY, MO 63780

FOR LEASE

Presented By:

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 3141 E. Outer Road, Scott City, MO. This property boasts two buildings totaling 24,800 SF, which can be leased separately. The 9,600 SF showroom, offices, conference rooms, and restrooms, while the 15,200 SF shop building offers 16' ceilings and two overhead doors. With perimeter fencing and the option for a build-to-suit on site, this property provides versatility and security for any business endeavor. Don't miss the chance to lease this dynamic space perfectly suited for a wide range of commercial activities.

## PROPERTY HIGHLIGHTS

- Two buildings totaling 24,800 SF (can lease separately)
- 9,600 SF showroom, office area, conference rooms, and restrooms
- 15,200 SF shop building with 16' ceilings
- Two overhead doors for convenient access
- Perimeter Fencing
- Build-to-suit option available on site

## OFFERING SUMMARY

Lease Rate:	Contact us for details!
Available SF:	24,800 SF
Lot Size:	5 Acres
Building Size:	24,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	5	6
Total Population	0	12	14
Average HH Income	\$0	\$115,857	\$115,845

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## ADDITIONAL PHOTOS



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## AREA BUSINESS MAP



Google

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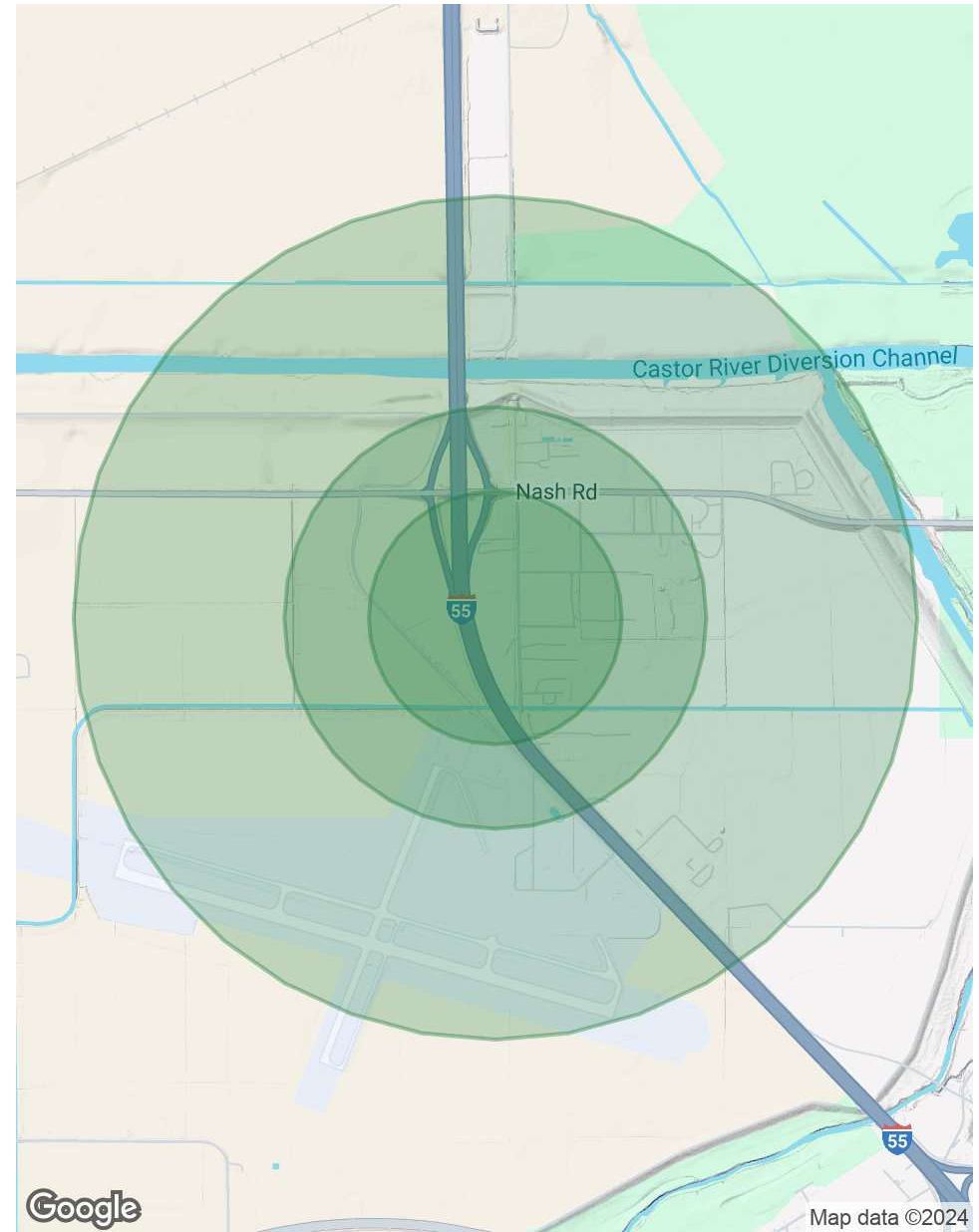
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	12	14
Average Age	0	42	42
Average Age (Male)	0	41	41
Average Age (Female)	0	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	5	6
# of Persons per HH	0	2.4	2.3
Average HH Income	\$0	\$115,857	\$115,845
Average House Value		\$423,694	\$423,662

Demographics data derived from AlphaMap



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