



2102 N OUTER RD

DEXTER, MO 63841

FOR SALE

Presented By:

MATT HUBER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This unique income-producing investment offers a diversified revenue stream with both a leased office building and on-site storage units, providing stability today with meaningful upside for tomorrow.

At the current asking price, the property delivers a strong 9.76% in-place cap rate, with a pro-forma cap rate of 12.64% based on market-supported income improvements. The office component provides steady cash flow, while the storage units present a clear value-add opportunity, as they are not currently fully occupied and have room for operational and rental rate growth.

With prominent highway visibility, future interstate exposure, and multiple income sources, this asset is well-suited for investors seeking immediate yield with long-term upside potential.

PROPERTY HIGHLIGHTS

- In-Place Cap Rate: 9.76% at asking price
- Pro-Forma Cap Rate: 12.64% with stabilized storage occupancy
- Diversified Income Streams: Leased office building + on-site storage units
- Value-Add Opportunity: Storage units not fully occupied; upside through lease-up and rental optimization
- High-Visibility Location: Direct exposure to U.S. Highway 60
- Future Interstate Advantage: Highway 60 designated as part of Future Interstate 57
- Strong Traffic & Accessibility: Excellent ingress/egress and regional connectivity
- Attractive Risk-Adjusted Returns: Stable current income with clear path to increased NOI

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$695,000 |
| Lot Size: | 0.683 Acres |
| Building Size: | 3,700 SF |
| NOI: | \$67,860.00 |
| Cap Rate: | 9.76% |

| DEMOGRAPHICS | 10 MILES | 20 MILES | 30 MILES |
|-------------------|----------|----------|----------|
| Total Households | 8,001 | 16,708 | 48,156 |
| Total Population | 18,986 | 39,803 | 116,690 |
| Average HH Income | \$72,439 | \$69,960 | \$70,387 |

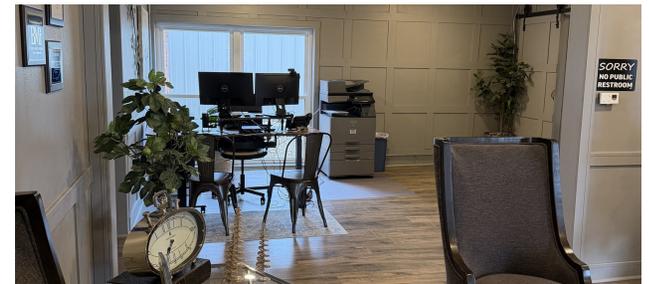
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RETAILER MAP



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ADDITIONAL PHOTOS



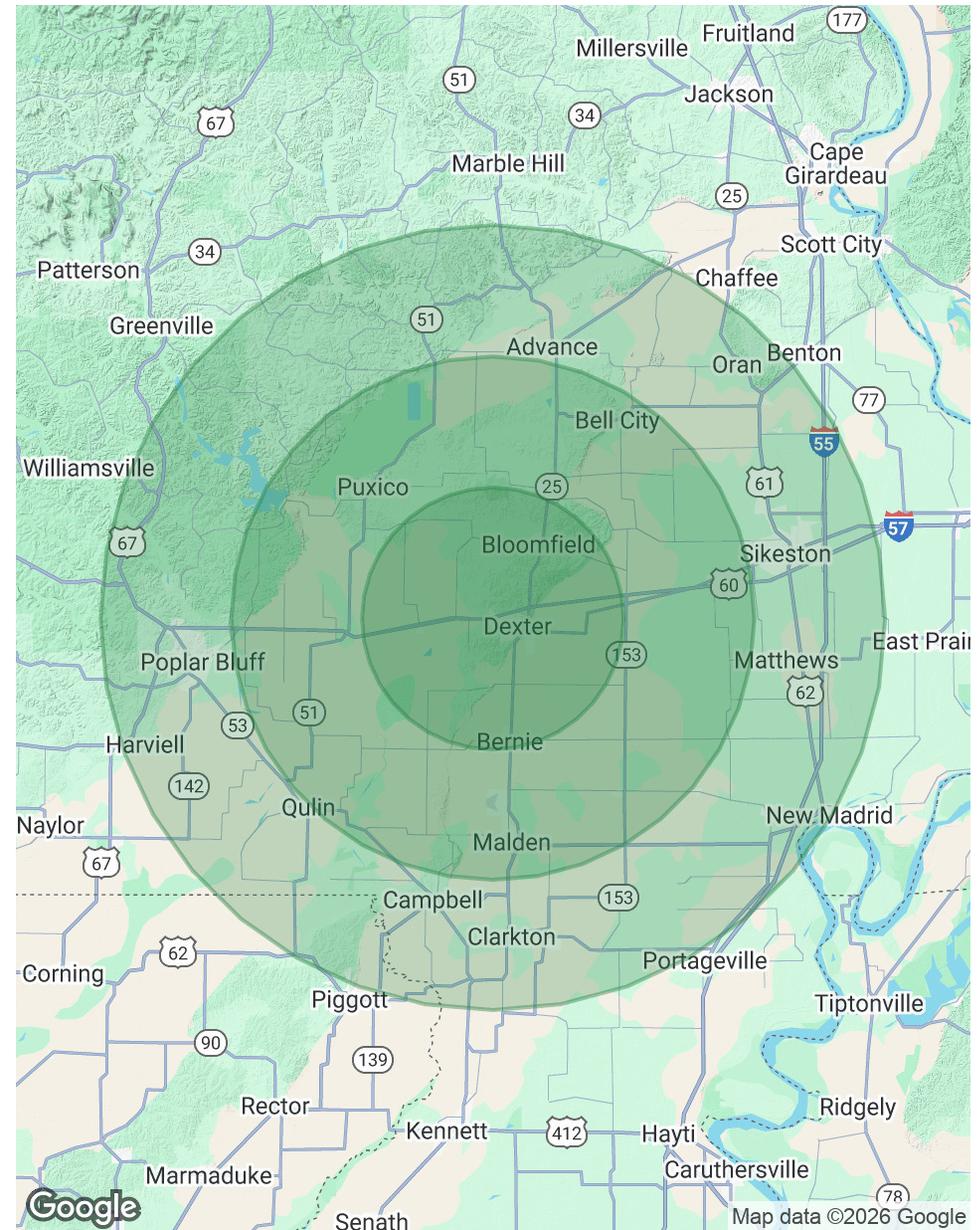
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 10 MILES | 20 MILES | 30 MILES |
|----------------------|----------|----------|----------|
| Total Population | 18,986 | 39,803 | 116,690 |
| Average Age | 42 | 43 | 42 |
| Average Age (Male) | 41 | 41 | 40 |
| Average Age (Female) | 44 | 44 | 43 |

| HOUSEHOLDS & INCOME | 10 MILES | 20 MILES | 30 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 8,001 | 16,708 | 48,156 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$72,439 | \$69,960 | \$70,387 |
| Average House Value | \$189,004 | \$167,058 | \$164,209 |

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

Lorimont Commercial Real Estate

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