



AVAILABLE EARLY 2024

**±6,500 SF RETAIL
BUILDING FOR
SALE / LEASE**

**1138 VINE STREET
POPLAR BLUFF, MO**

**Lease Rate: \$8/sf +NNN
Sale Price: \$549,000
Call: 314.580.4095**

OVERVIEW

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Single story building with on the busy Westwood corridor in Poplar Bluff, MO boasting an ADT of 30,245 (2016). Quality steel frame construction. Adjacent to the largest regional Walmart as well as a full compliment of retail and restaurant chains. The building has multiple roll up doors and storefront openings with large presence. Existing sign footer for extreme signage opportunity and clean facade ready for a new business business presense at Bluff's highest trafficked intersection.

PROPERTY HIGHLIGHTS

- For Sale or Lease
- Huge Traffic and Visibility
- Intersection of Primary Retail Thoroughfares
- Adjacent to Walmart & Walgreens
- Concrete Parking Lot

PROPERTY SUMMARY

- Asking Price: \$549,000
- Asking Rate: \$8/sf + NNN
- Lot Size: .44 Acres
- Building SF: 6,500SF



AERIAL MAP

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TRAFFIC MAP

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