



# LEASE SPACE AVAILABLE

808 E WAKEFIELD AVE, SIKESTON, MO 63801

FOR LEASE

Presented By:

**MATT HUBER**

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Well-situated space available in a multi-tenant commercial building near Missouri Delta Medical Center. Ideal for office, medical, or professional users. Flexible layout and strong location make this a great opportunity for your business. Contact for available suite sizes and lease terms.

### PROPERTY HIGHLIGHTS

- High-traffic road frontage
- Ample parking for tenants and visitors
- Medical/office building
- Excellent visibility for businesses
- Flexible floor plan for versatile use
- Prime location in Sikeston, MO
- Proximity to local amenities and services

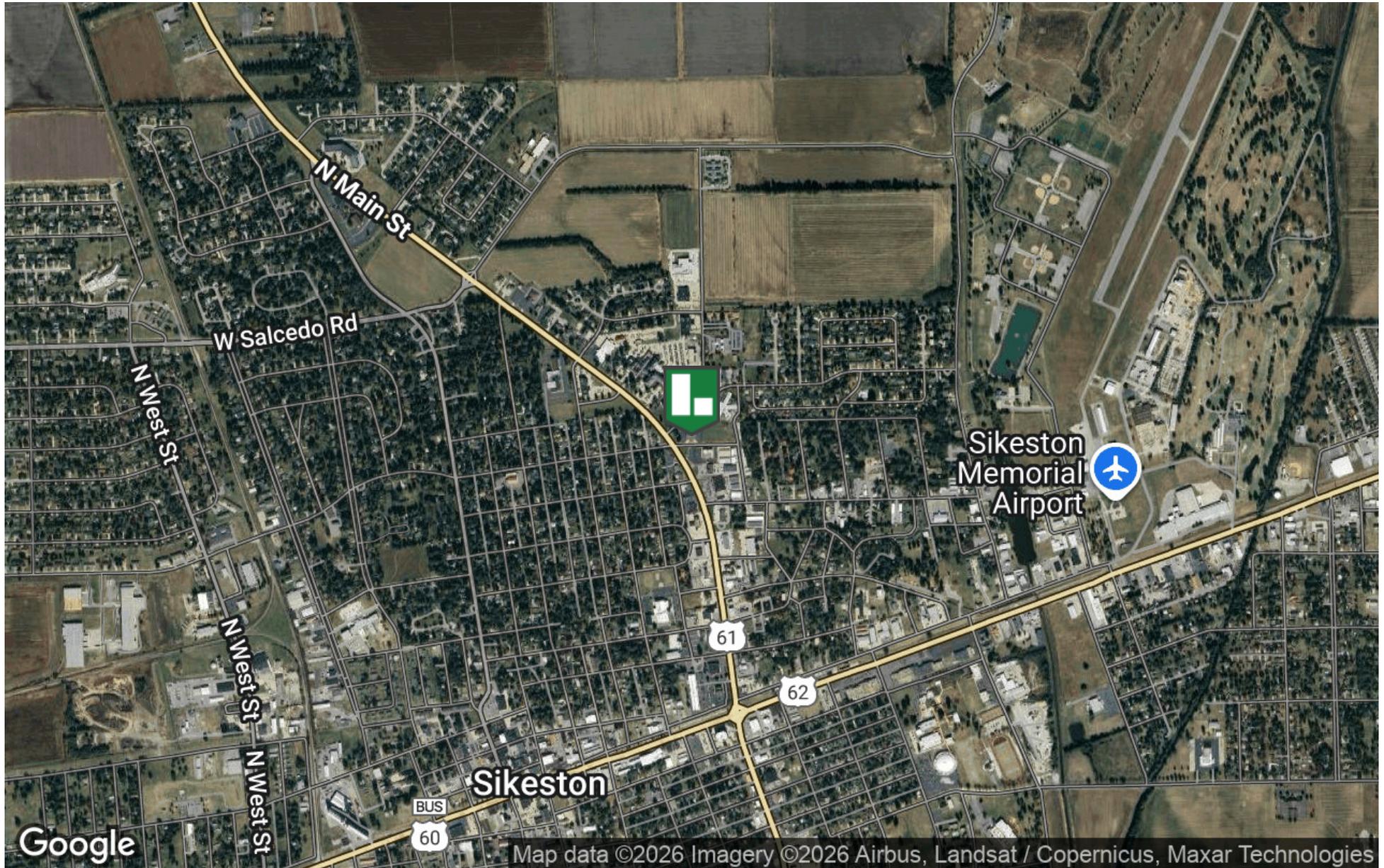
### OFFERING SUMMARY

Lease Rate:	Contact us for lease rates
Number of Units:	6
Available SF:	6,000 SF
Lot Size:	1.352 Acres
Building Size:	11,450 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,119	7,032	8,158
Total Population	4,991	17,105	19,937
Average HH Income	\$83,360	\$75,087	\$77,208

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## LOCATION MAP



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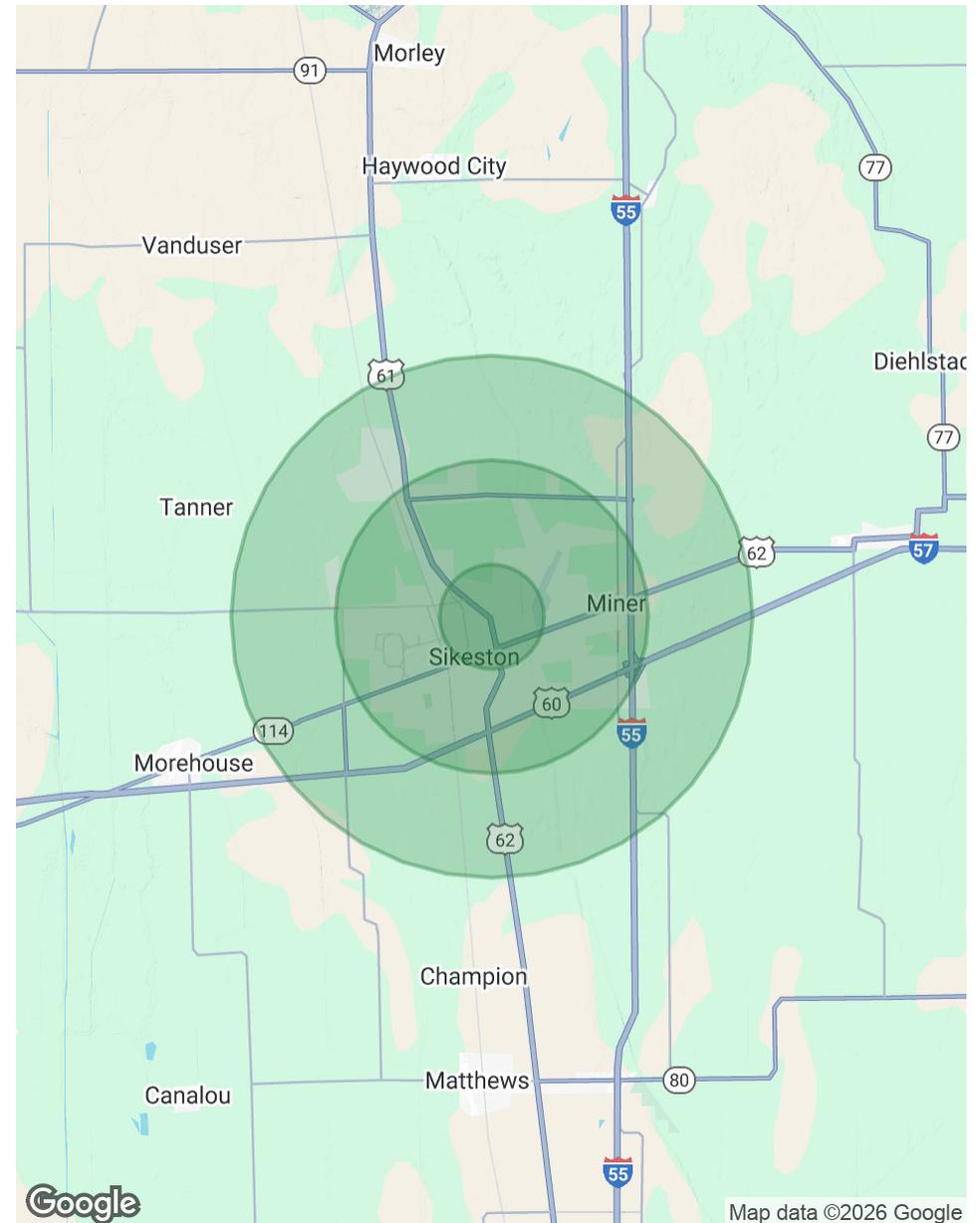
## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,991	17,105	19,937
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	44	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,119	7,032	8,158
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,360	\$75,087	\$77,208
Average House Value	\$212,806	\$177,798	\$175,584

*Demographics data derived from AlphaMap*



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## MATT HUBER



### MATT HUBER

Commercial REALTOR®

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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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