

23rd Street Station Retail Suite for Lease | 1,520 SF
2301 - 2343 S. MO 291 Hwy | SE Corner of 291 & 23rd St.



Suite 2333 - 1,520 SF In-Line, Renovated Suite

Ready for Occupancy March 1st, 2026

\$15.00 PSF + \$3.50 PSF Estimated NNN

23rd Street Station is a high-traffic, high-visibility retail strip center that was recently renovated with a new facade and asphalt parking lot.

Join Planet Fitness, Family Dollar, Select Physical Therapy, La Fuente Mexican Restaurant & Nail Lounge.

Josh Haith
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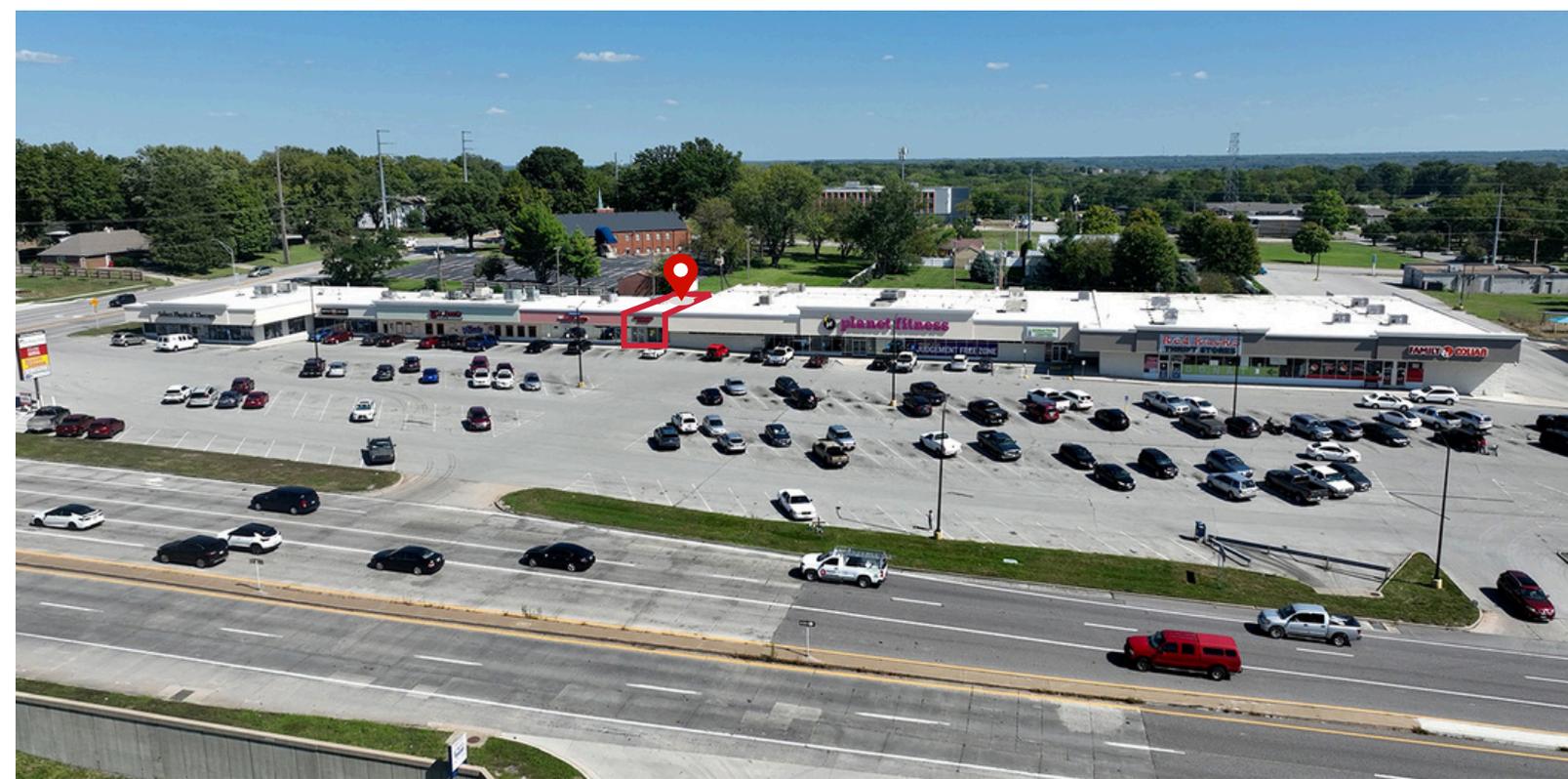


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23rd Street Station Retail Suite for Lease | \$15 PSF + \$3.50 NNN

Suite 2333 | 1,520 SF Available March 1st

- \$15.00 PSF + \$3.50 NNN = \$2,343.00 Per Month + Expenses
- Space Will Be Renovated and Ready for Occupancy March 1st, 2026
- Tenant Pays: Gas, Electric, Trash, Insurance, Internet, Janitorial & Security



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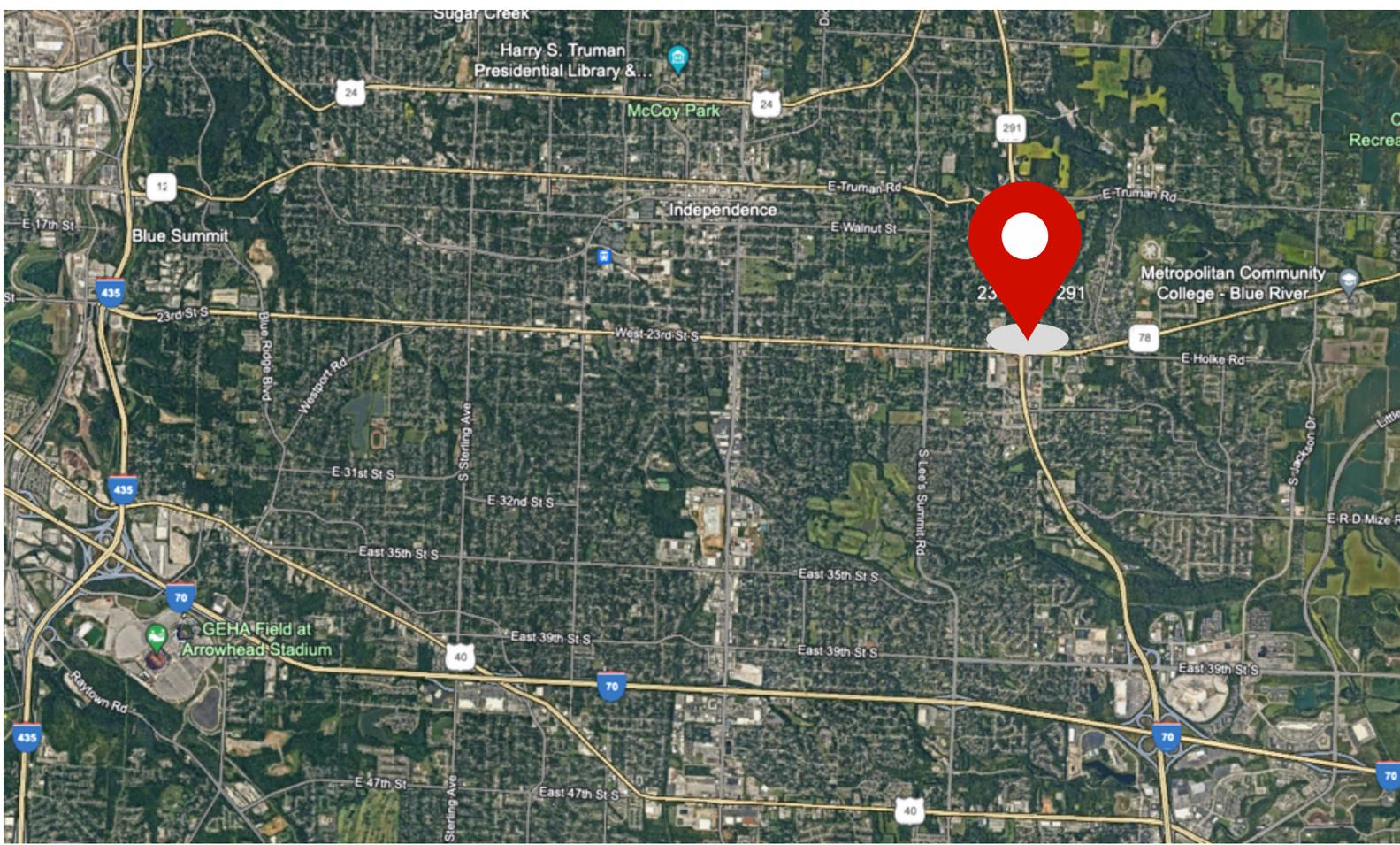
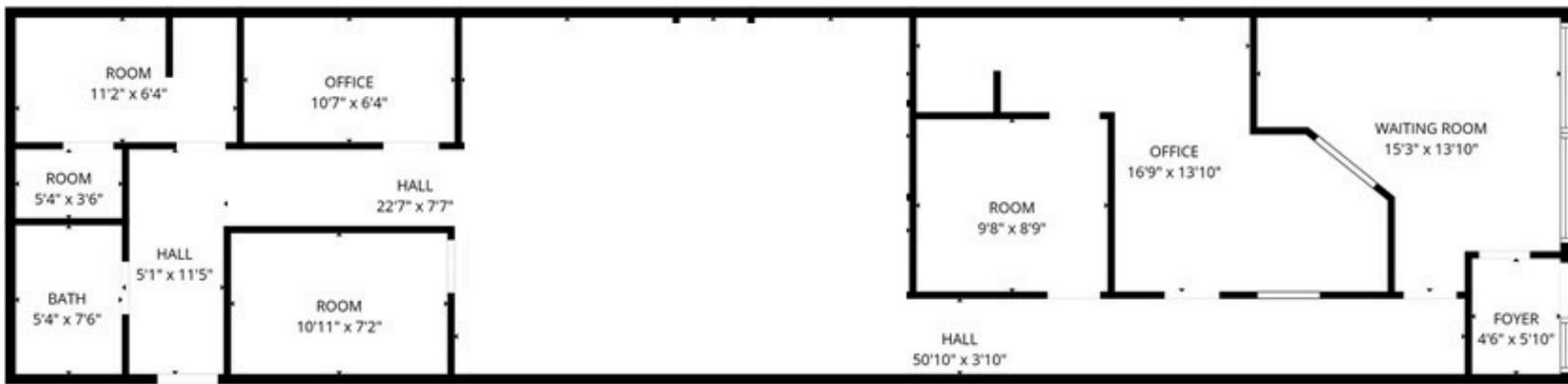


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Proposed Floor Plan Post Renovation



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