



AUBURN PARK

3065 WILLIAM, CAPE GIRARDEAU, MO 63703

FOR LEASE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Great multi-story class "A" professional office building.

PROPERTY HIGHLIGHTS

- Adjacent to West Park Mall
- Quality Construction
- Located Just Off I-55
- High Traffic & Visibility Location

OFFERING SUMMARY

Lease Rate:	\$18.00 - 25.00 SF/yr (NNN)
Available SF:	775 - 4,273 SF
Lot Size:	
Building Size:	50,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	971	19,106	32,386
Total Population	2,186	47,492	80,705
Average HH Income	\$58,444	\$55,001	\$55,687

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ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	775 - 4,273 SF	Lease Rate:	\$18.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 105	-	2,478 SF	NNN	\$25.00 SF/yr	Ground floor with great parking. Signage on front of space. Rate includes all utilities except voice and data.
Suite 109	Available	4,273 SF	NNN	\$25.00 SF/yr	Ground floor with great parking. Signage on front of space. Rate includes all utilities except voice and data.
Suite 201	Available	1,782 SF	NNN	\$25.00 SF/yr	Ground floor with great parking. Signage on front of space. Rate includes all utilities except voice and data.
Suite 202	Available	775 SF	NNN	Negotiable	1st floor space with plenty of off-street parking and great signage on the space and pylon highway sign.
Suite 207	LEASED!	1,752 SF	NNN	\$18.00 SF/yr	1,752 SF first floor lease space suitable for retail, office or professional service tenants. Signage on front of space.
Suite 304	LEASED!	631 SF	NNN	\$17.00 SF/yr	-
Suite 305	Available	976 SF	NNN	\$18.00 - \$20.00 SF/yr	976 SF retail, office, or service type space. with great parking. Signage on front of space.
Suite 310	Available	1,009 SF	NNN	\$18.00 - \$20.00 SF/yr	Lease rate includes water and electric.

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RETAILER MAP



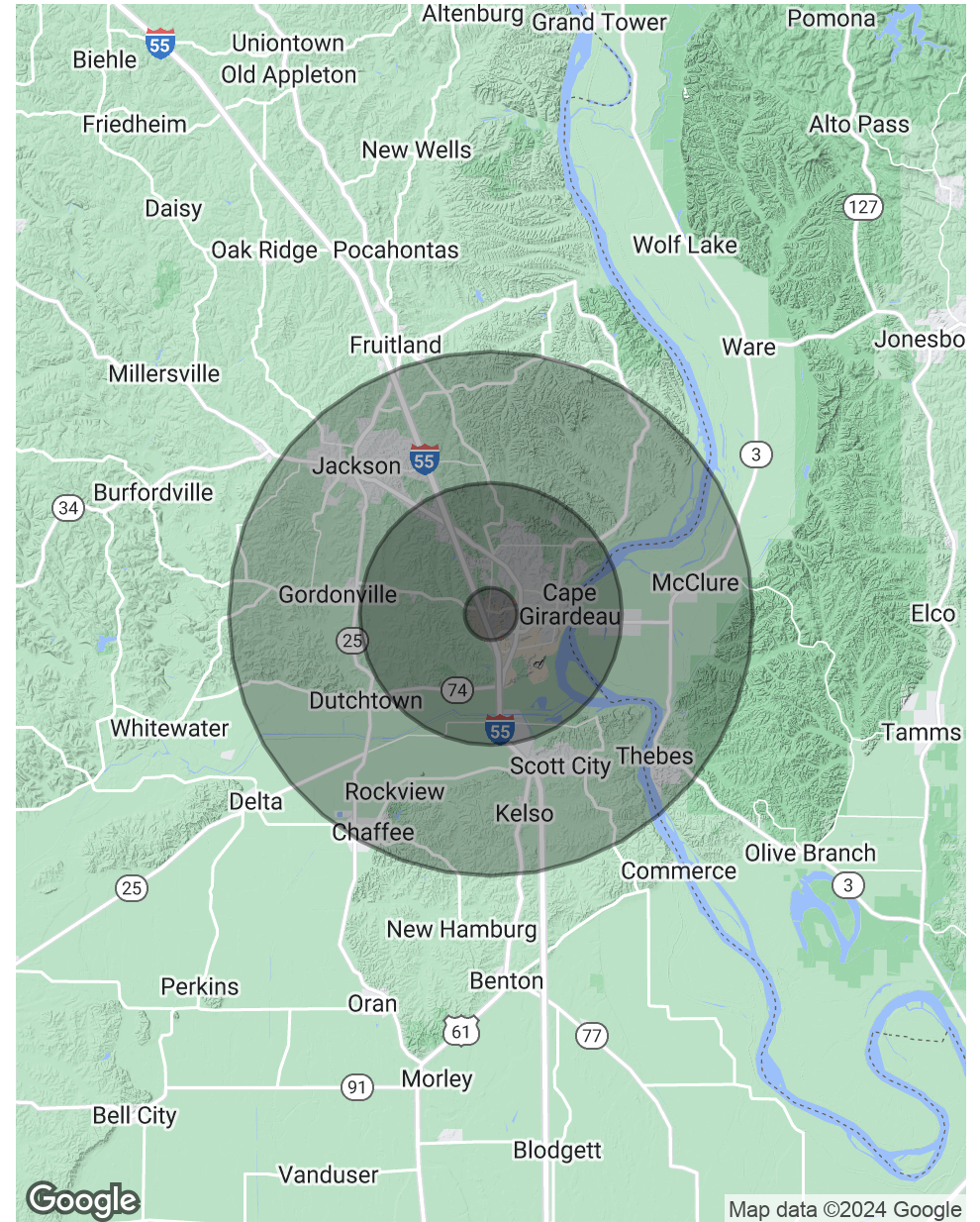
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,186	47,492	80,705
Average age	35.7	34.4	36.1
Average age (Male)	35.2	32.8	34.4
Average age (Female)	34.0	35.5	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	971	19,106	32,386
# of persons per HH	2.3	2.5	2.5
Average HH income	\$58,444	\$55,001	\$55,687
Average house value	\$213,451	\$168,249	\$164,929

* Demographic data derived from 2020 ACS - US Census



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