

# FOR LEASE: CLASS A OFFICE SPACE - DOWNTOWN CAMDENTON

109 US 54, Camdenton, MO 65020

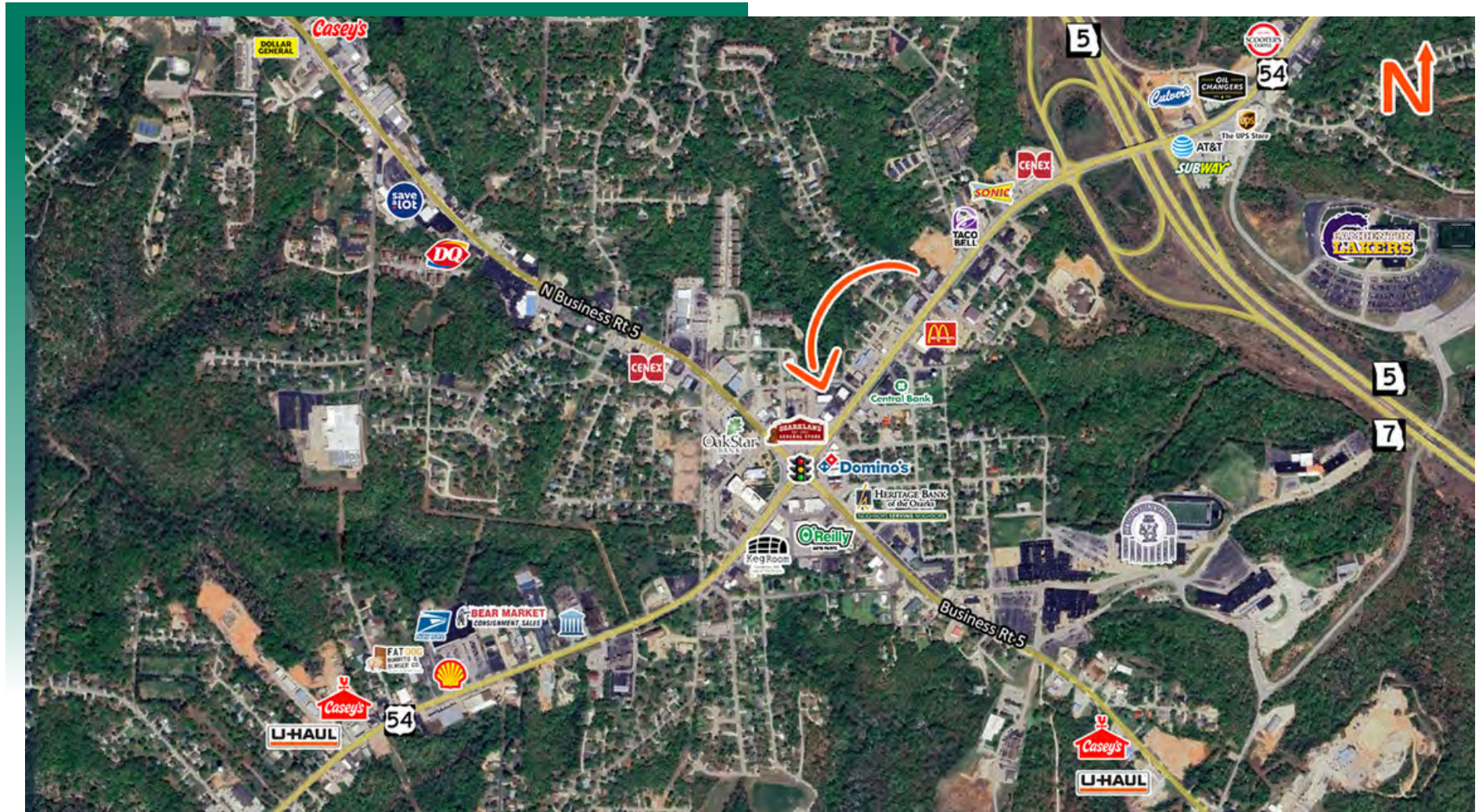
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# AREA MAP

109 US 54, Camdenton, MO 65020



## LOCATION OVERVIEW

Located just off the Camdenton Square, this office suite sits in one of the most central and established business areas in Camdenton. The property benefits from immediate access to US Highway 54 and the downtown core, placing tenants near local government offices, banks, restaurants, retail, and other professional services. Camdenton serves as the county seat of Camden County, and the Square sits at the intersection of US Highway 54 and Business Route 5, a major local crossroads with nearly 16 million vehicles traveling through annually. The broader Lake area also draws more than 5 million visitors each year, giving this location strong year-round presence and accessibility within the Camdenton trade area.

# PROPERTY PHOTOS & INFORMATION

109 US 54, Camdenton, MO 65020

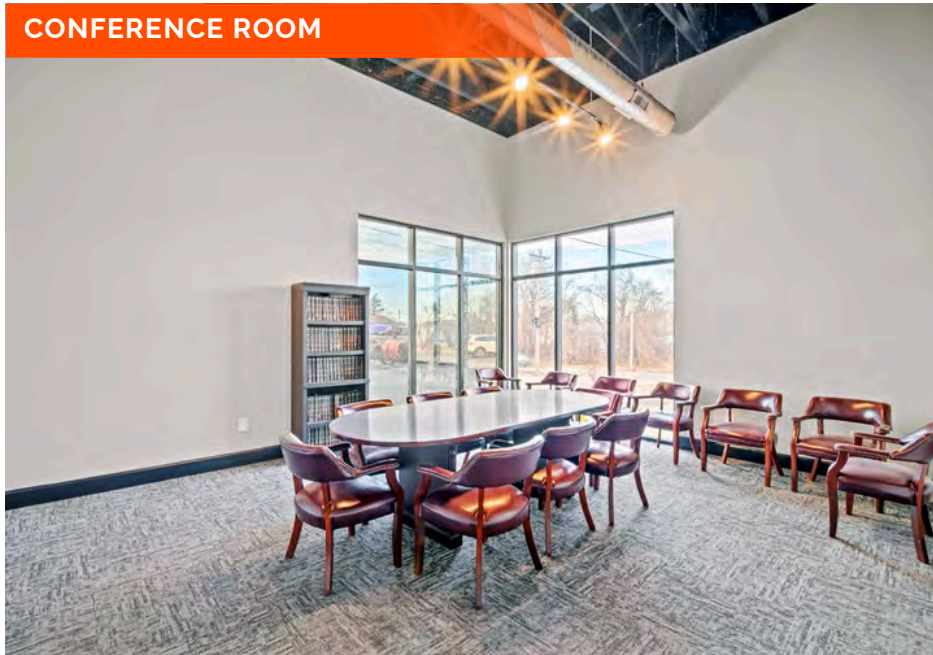


END CAP SPACE



INTERIOR

CONFERENCE ROOM



## PROPERTY INFORMATION

5 private offices

Break area

2 restrooms

Functional layout for a variety of office users

**LEASE RATE:**

***\$2,500/Month + \$2.00 NNN OR \$2,700/Month, Gross***

# OFFICE/RETAIL SUMMARY

109 US 54

**LISTING #** 3217

## LOCATION DETAILS:

Parcel # 13-7.0-25.0-001.0-009-006.000  
County: MO - Camden  
Zoning: C01

## PROPERTY OVERVIEW:

Building SF: 10,000  
Vacant SF: 2,050  
Usable Sqft: 2,050  
Min Divisible SF: 2,050  
Max Contig SF: 2,050  
Office SF: 2,050  
Lot Size: 0.88 Acres  
Frontage: 172  
Depth: 128 Feet  
Parking Spaces: 10  
Parking Surface Type: Asphalt

## STRUCTURAL DATA:

Year Built: 2018  
Renovated: 2018  
Building Class: A  
Ceilings: 10' - 12'  
Construction Type: Brick



## LEASE INFORMATION:

Lease Rate: \$14.63  
Lease Type: NNN  
NNN Expenses: \$2.00

## FINANCIAL INFORMATION:

Taxes: \$1,674.11  
Tax Year: 2025

## DEMOGRAPHICS:

Traffic Count: 18,000 VPD

## PROPERTY DESCRIPTION:

2,050 SF office space available for lease in a highly desirable downtown Camdenton location, just off the Square and in the center of the area's business and commercial activity. This property offers the advantage of a true in-town setting with convenient access to Highway 54, nearby retailers, restaurants, banks, government offices, and other professional services. The suite features 5 private offices, a break area, and 2 restrooms, providing a functional layout for a variety of office users. The space is well suited for professional office, medical-related office, insurance, legal, real estate, or other service-oriented businesses seeking a strong presence in one of Camdenton's most established and accessible locations.

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