

Mount

AUBURN

center



1707 N. KINGSHIGHWAY
CAPE GIRARDEAU, MO 63701

NOW AVAILABLE

presented by
TheRhodesGroup
www.TheRhodesGroup.net
573.339.1300



PROPERTY SUMMARY

Situated adjacent to one of the busiest intersections in Cape Girardeau, Mount Auburn Center has great visibility from Mount Auburn Road, Lexington Avenue and Kingshighway. The area is centrally located near large, affluent neighborhoods that are continuing to grow.

Neighboring businesses include fast food, drive-thru coffee and a hardware store... all experiencing high traffic counts on a daily basis.

With its upscale appearance and ideal proximity to area neighborhoods, Mount Auburn Center is a great option to position your business for growth.

Facility Highlights

- 1,100 - 11,100 square feet available
- Adjacent to large, growing residential areas
- Visible from busy Kingshighway, Lexington Avenue & Mount Auburn Road intersection
- Building & common signage available
- Lucrative demographics

DEMOGRAPHICS & MAPPING

Population*

1 mile	2 miles	5 miles
5,609	19,589	45,269

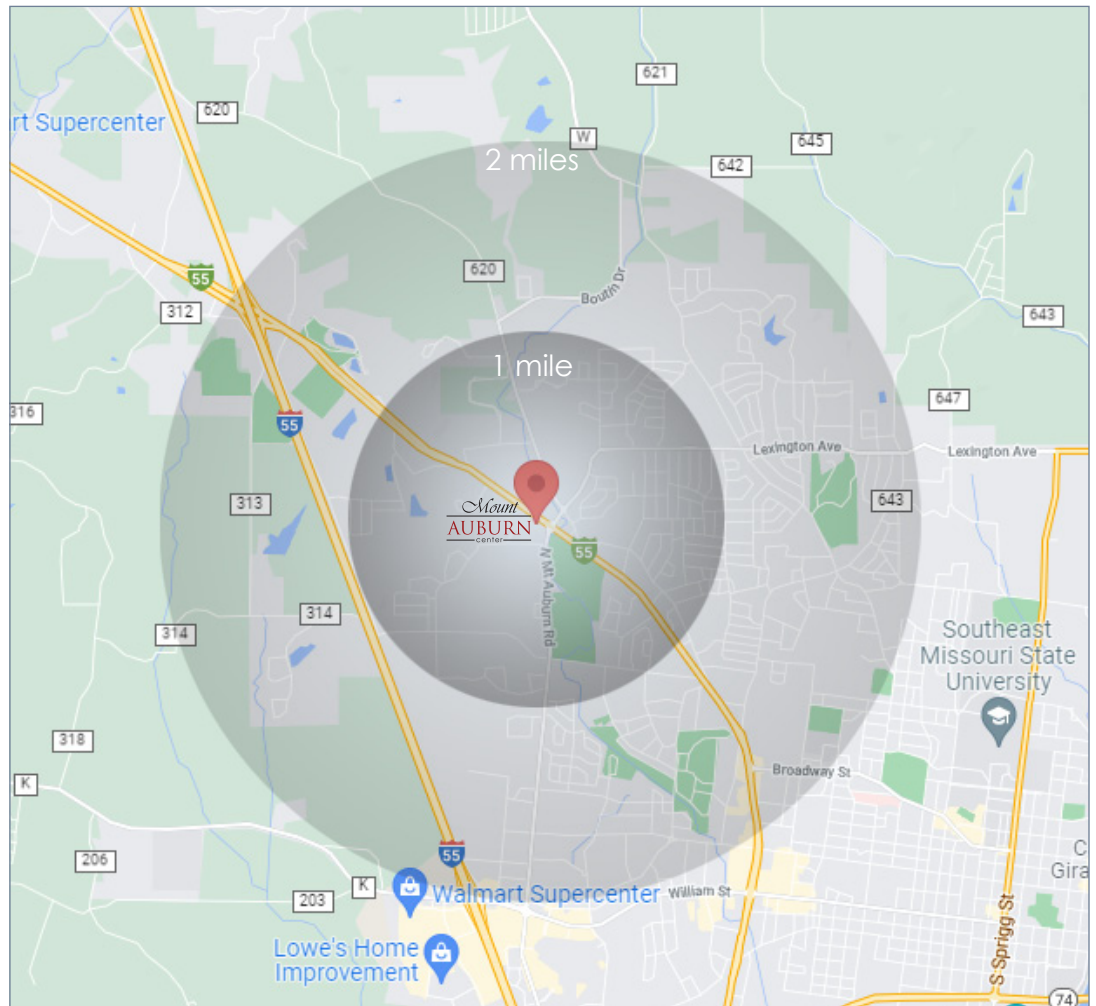
Households*

1 mile	2 miles	5 miles
2,514	8,394	18,097

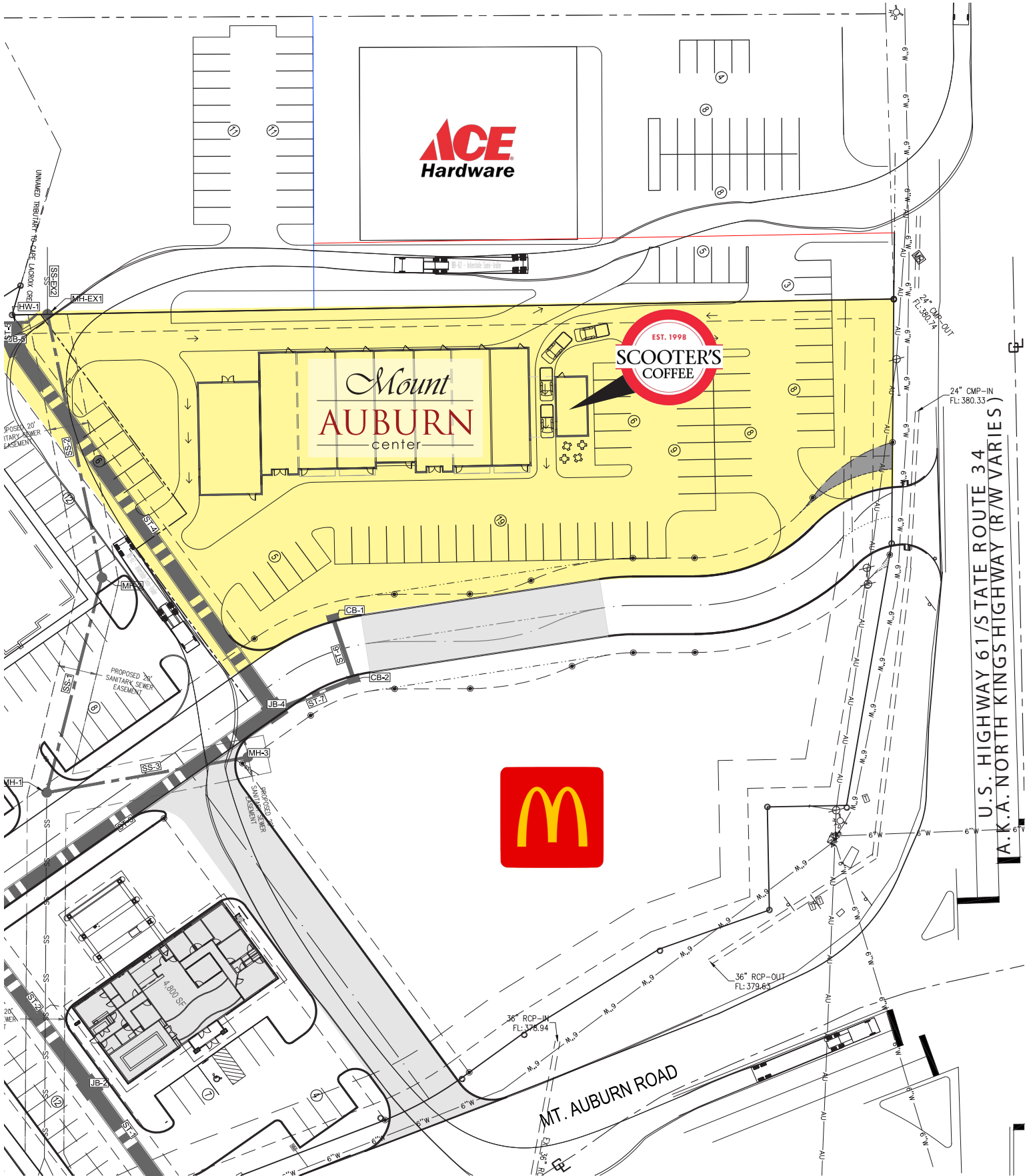
Avg Household Income*

1 mile	2 miles	5 miles
\$78,233	\$67,463	\$57,308

* 2015 estimates



SITE PLAN



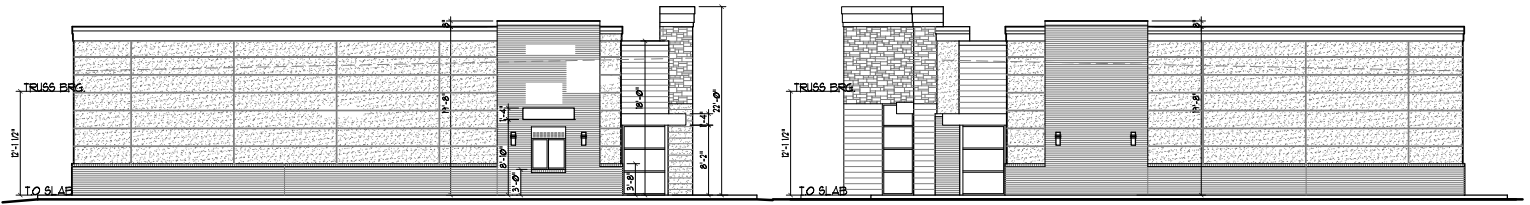
Mount AUBURN center

ELEVATION



FRONT ELEVATION

SCALE: 3/32" = 1'-0"



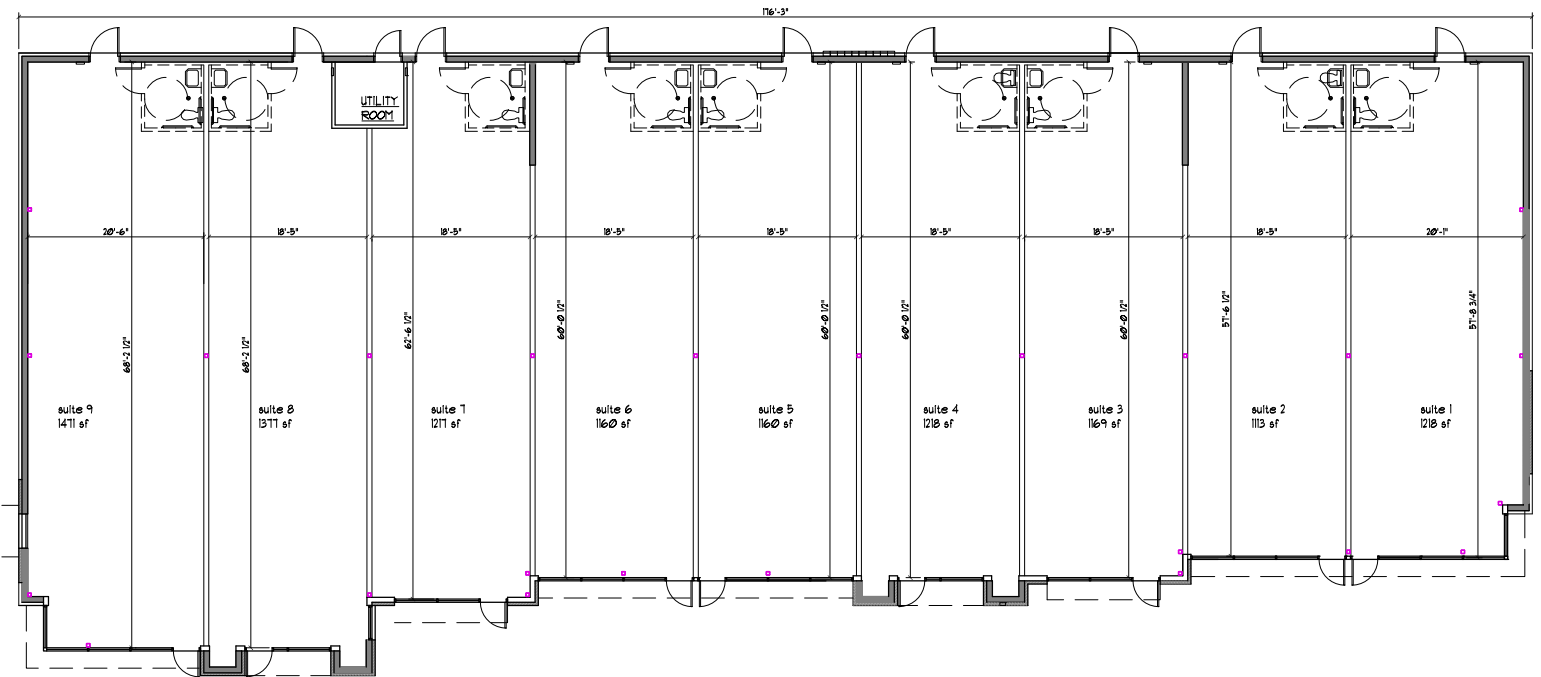
LEFT (WEST) SIDE ELEVATION

SCALE: 3/32" = 1'-0"

RIGHT (EAST) SIDE ELEVATION

SCALE: 3/32" = 1'-0"

FLOOR PLAN



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