

Walmart-Anchored Outlot For Sale Or Ground Lease

# KIRKSVILLE, MISSOURI OUTLOT

2400 N. Baltimore St., Kirksville, MO 63501



For More Information:

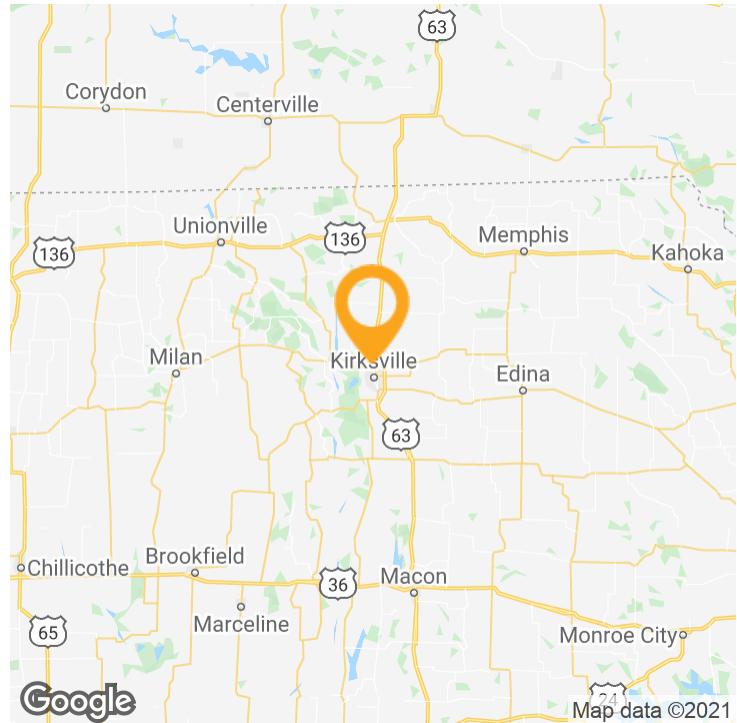
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**MRP**  
CAPITAL GROUP

## Kirksville, Missouri Outlot

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: Negotiable

Available Acreage: 0.5 Acre Outparcel

## PROPERTY OVERVIEW

MRP Capital Group is pleased to present available for sale or ground lease a half-acre outparcel that can be developed for potential tenants. The outlot is located near Kirksville Centre which is adjacent to a Walmart Supercenter in Kirksville, MO. The retail line-up of this center consists of strong corporate anchors with long term leases. This shopping center is anchored by a Hibbett Sports and Rent-A-Center who have been tenants since the property was developed, which shows a long-term commitment to this market. There is a brand-new Hobby Lobby and Marshalls anchored development across the street from Kirksville Centre.

SPACES	LEASE RATE	SPACE SIZE	
Retail Outparcel	Negotiable	0.5 Acres	
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,326	7,705	10,244
Total Population	15,660	21,109	28,009
Average HH Income	\$39,248	\$40,742	\$42,338

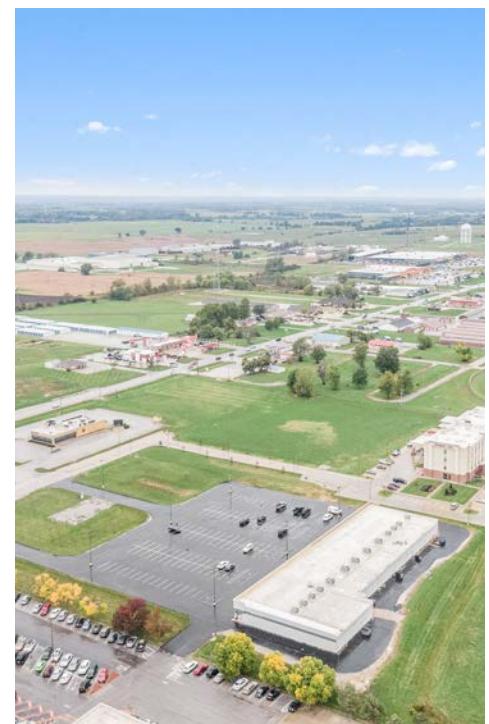
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## DRIVE-THRU OPPORTUNITY



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