



1205 S KINGSHIGHWAY ST

PERRYVILLE, MO 63755

FOR LEASE

Presented By:

MATT HUBER

573.334.5200

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Need more space for your growing business in Perryville, MO? This impressive property offers flexible floor plans, ample parking, and adaptable environment for your operations. The spacious 11,500 sq ft shop, along with a separate office building, offers ample room for operations and administrative needs. The high-traffic location ensures excellent visibility, making it an ideal setting for businesses looking to attract attention and grow their customer base. With its convenient location and visibility, this space ensures easy access for both clients and employees. The customizable workspace options make it a perfect fit for businesses seeking a dynamic and accommodating space. Whether you're a startup or an established enterprise, this property provides the perfect foundation for your success.

PROPERTY HIGHLIGHTS

- Flexible space for your growing needs
- Ample parking for convenience
- Spacious 11,500 sq ft shop
- Separate office building for administrative needs

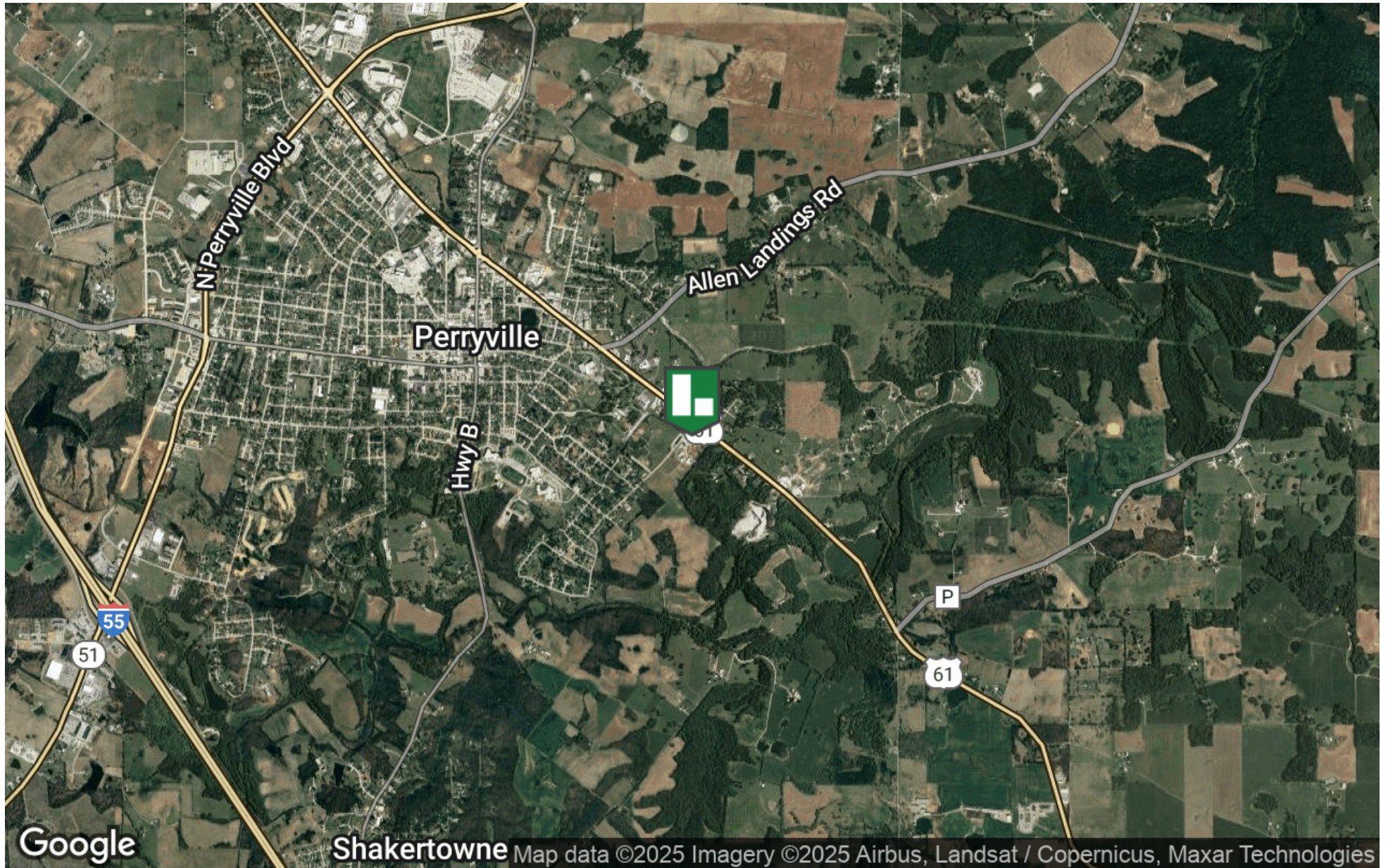
OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (NNN)
Available SF:	13,134 SF
Lot Size:	6 Acres
Building Size:	13,134 SF

DEMOGRAPHICS	5 MILES	15 MILES	30 MILES
Total Households	4,705	10,903	59,711
Total Population	11,628	29,070	149,614
Average HH Income	\$77,702	\$85,346	\$88,251

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LOCATION MAP



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ADDITIONAL PHOTOS



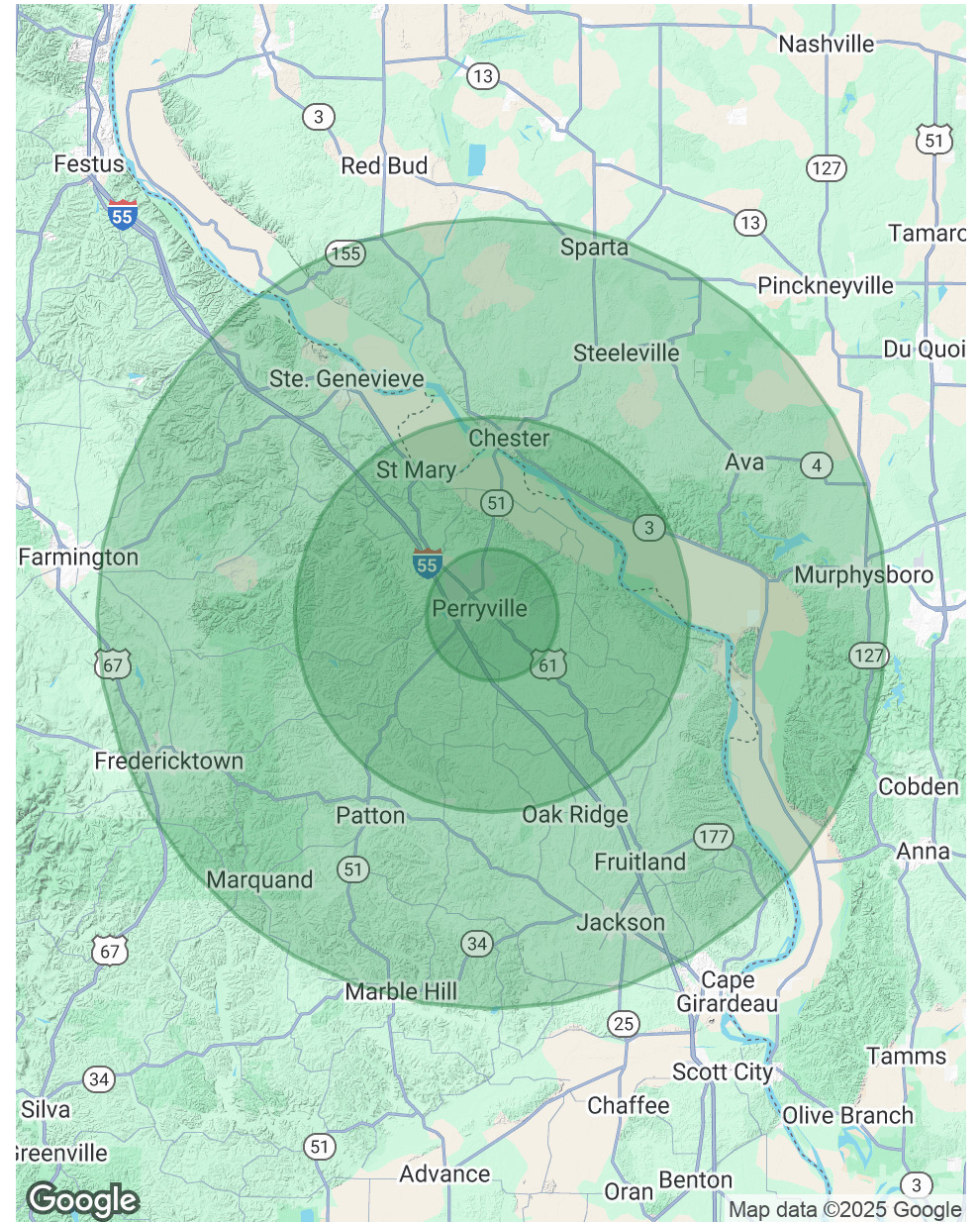
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	15 MILES	30 MILES
Total Population	11,628	29,070	149,614
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	44	43

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	4,705	10,903	59,711
# of Persons per HH	2.5	2.7	2.5
Average HH Income	\$77,702	\$85,346	\$88,251
Average House Value	\$236,957	\$236,463	\$237,983

Demographics data derived from AlphaMap



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MATT HUBER



MATT HUBER

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PROFESSIONAL BACKGROUND

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

Lorimont Commercial Real Estate

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