

FOR LEASE

151 ST ROBERT BLVD
ST ROBERT, MO 65584



ST ROBERT PLAZA

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ST ROBERT, MO 65584



OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Building Size:	11,088 SF
Available SF:	1,497 - 1,650 SF
Lot Size:	1.05 Acres
Number of Units:	7
Year Built:	2003
Zoning:	Commercial
Market:	St Robert, MO
Submarket:	Fort Leonard Wood Army Base

PROPERTY OVERVIEW

Discover the perfect location for your business at 151 St Robert Blvd, Saint Robert, MO, 65584. This premier property boasts exceptional visibility and effortless accessibility, ensuring your business stands out in the high-traffic area. With 72 dedicated parking spaces, customers will appreciate the convenience of ample parking. The property's close proximity to I-44 enhances its desirability, making it easily accessible for both locals and travelers. As the main retail area for the esteemed Fort Leonard Wood Army Base, this location offers unparalleled exposure and a built-in customer base. Secure your place at this prime commercial space and watch your business thrive in this dynamic and strategic location.

Estimated NNN = \$3.00

PROPERTY HIGHLIGHTS

- Great visibility & Easy access.
- High traffic count.
- Close proximity to I-44.
- 72 Parking Spaces.

EXECUTIVE SUMMARY

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,497 - 1,650 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1-B	Available	1,497 SF	NNN	\$25.00 SF/yr	In-Line.
4	Available	1,650 SF	NNN	\$25.00 SF/yr	In-Line.

LEASE SPACES

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SITE PLAN

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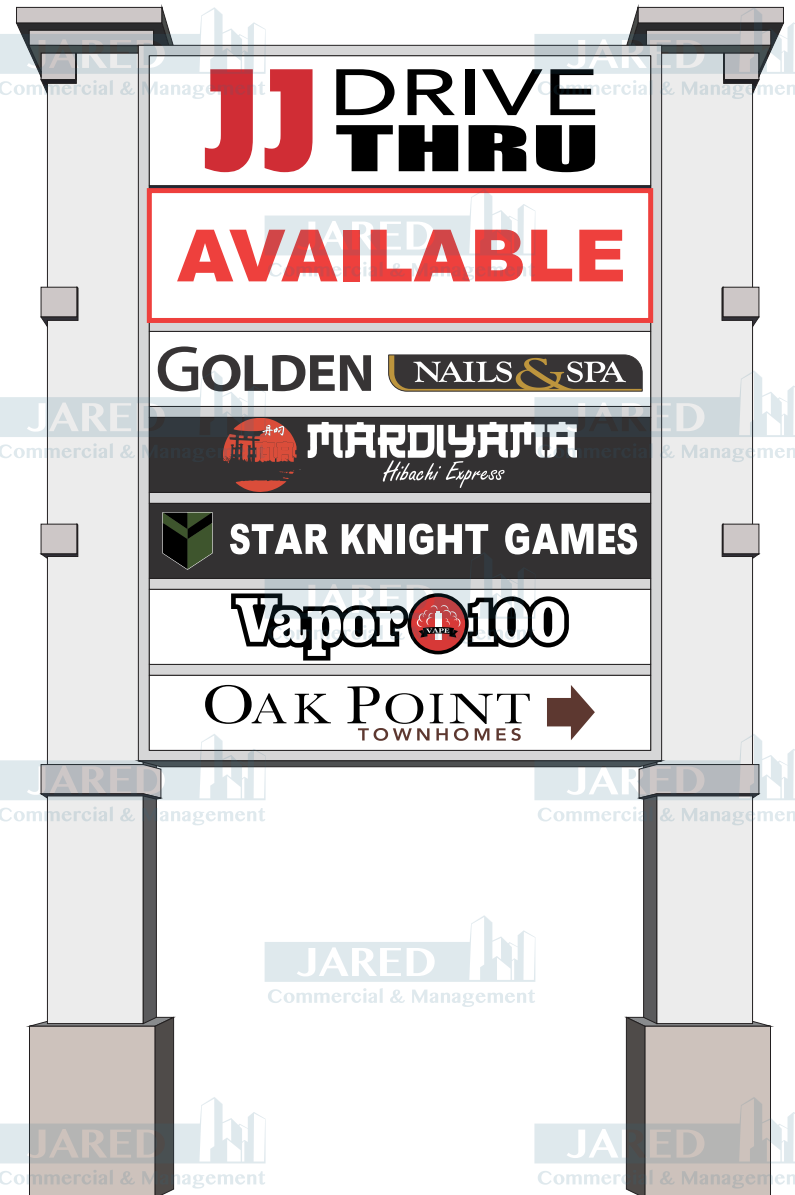


SUITE 4 - FLOOR PLAN



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PYLON SIGN



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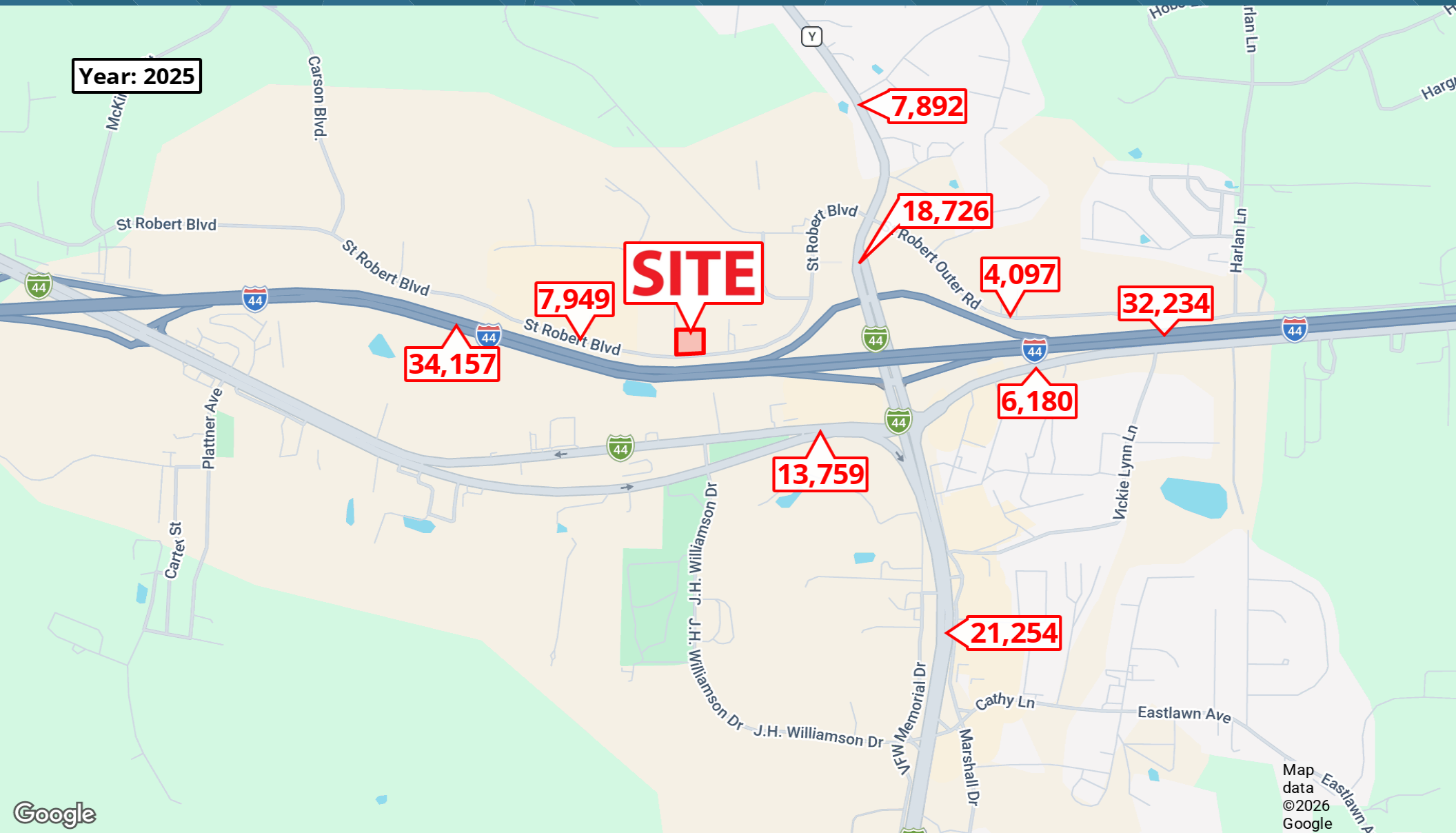
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RETAILER MAP

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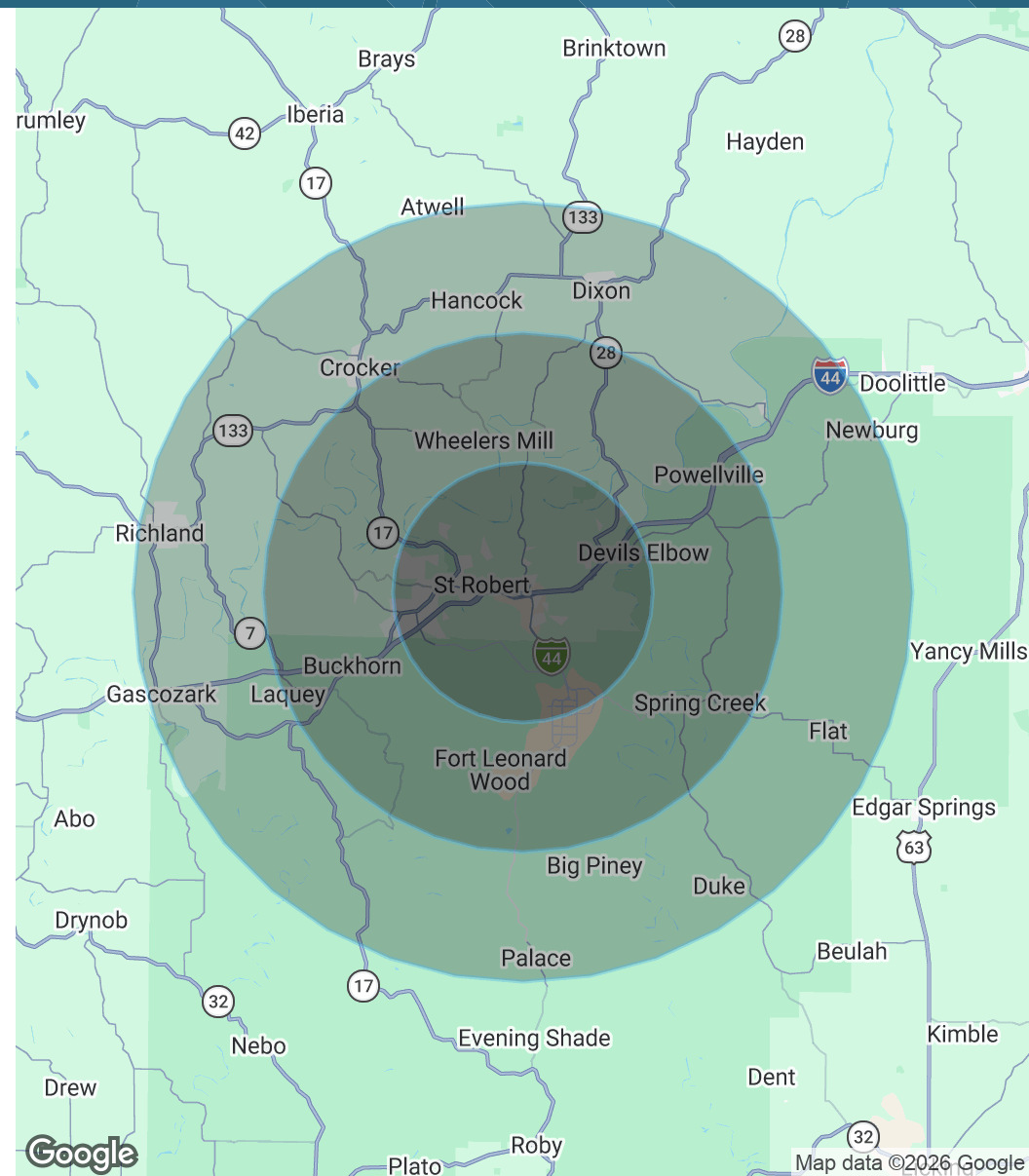
TRAFFIC COUNT MAP



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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	31,359	45,404	57,271
Average Age	31	32	34
Average Age (Male)	31	31	33
Average Age (Female)	32	33	35
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,774	13,489	18,361
# of Persons per HH	3.2	3.4	3.1
Average HH Income	\$84,446	\$84,127	\$83,563
Average House Value	\$200,599	\$200,900	\$202,351

* Demographic data derived from 2020 ACS - US Census



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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