



500 WILLIAM ST

CAPE GIRARDEAU, MO 63703

FOR LEASE

Presented By:

MATT HUBER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Flexible industrial space available for lease at 500 William Street in Cape Girardeau, Missouri. The property offers approximately 11,000 SF of total industrial space that can be leased in its entirety or demised into four individual suites ranging from approximately 2,000 SF to 3,300 SF. (make sure to check out the "Spaces" tab above to see each space)

Designed for manufacturing and industrial users, the facility features commercial-grade power infrastructure, heavy-duty concrete floors capable of supporting machinery and equipment, and access to a shared loading dock with dedicated loading capabilities for each tenant. The flexible configuration allows tenants to lease only the space they need today while maintaining the opportunity to expand as operations grow.

This property is ideally suited for manufacturing, fabrication, assembly, warehousing, distribution, contractor operations, and other industrial users seeking functional space in a strategic Cape Girardeau location.

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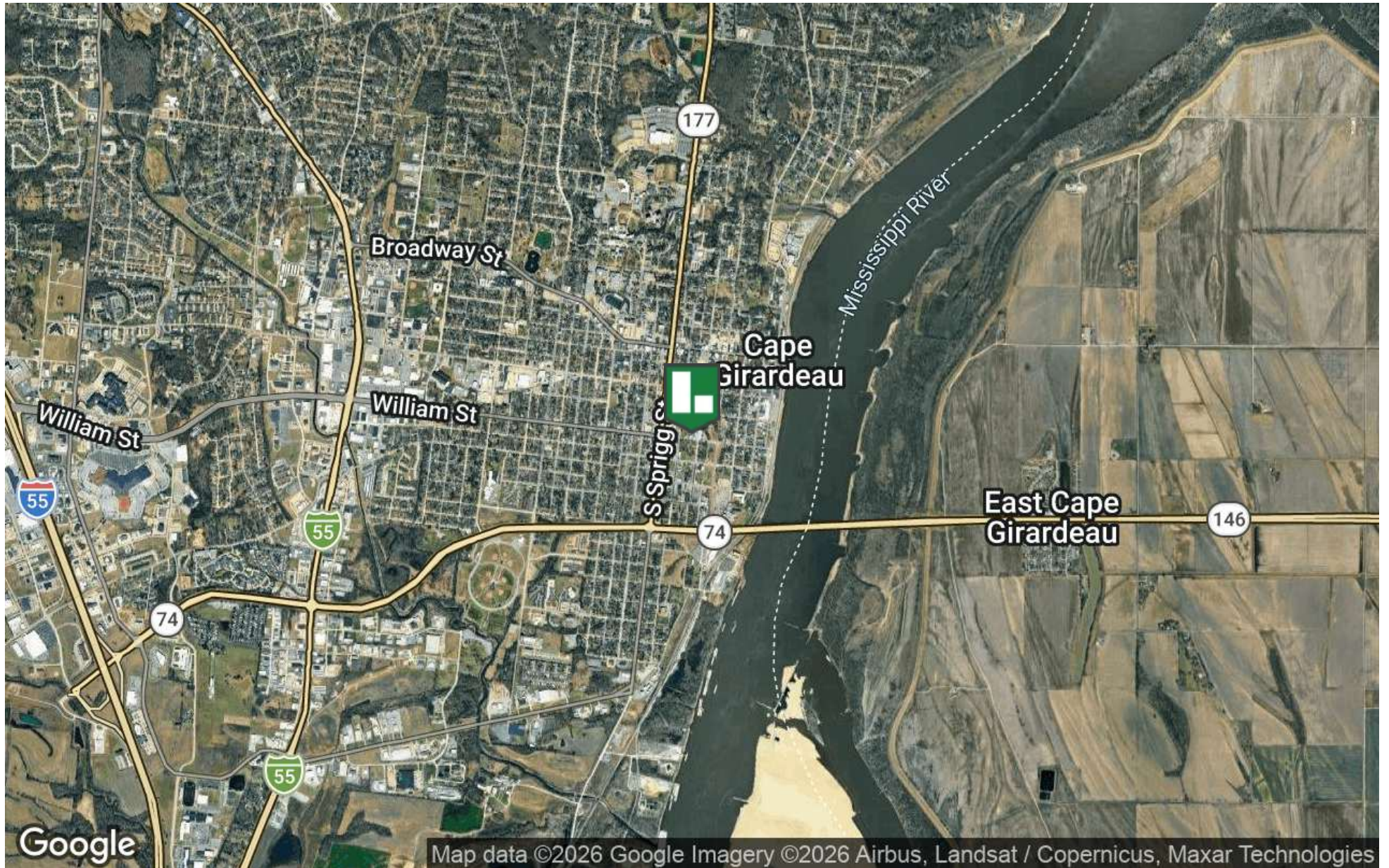
PROPERTY HIGHLIGHTS

- Four available industrial suites ranging from approximately 2,000 SF to 3,300 SF
- Up to approximately 11,000 SF available
- Lease individual suites or the entire facility
- Manufacturing and industrial-zoned facility
- Commercial-grade electrical service
- Heavy-duty concrete floors designed for industrial equipment and machinery
- Shared loading dock access
- Dedicated dock door access for tenants
- Ideal for manufacturing, fabrication, assembly, and distribution users
- Flexible expansion opportunities within the building
- Functional industrial layout
- Excellent access to regional transportation corridors
- Centrally located in Cape Girardeau
- Rare small-bay industrial leasing opportunity
- Suitable for owner-operated businesses, startups, and expanding manufacturers

OFFERING SUMMARY

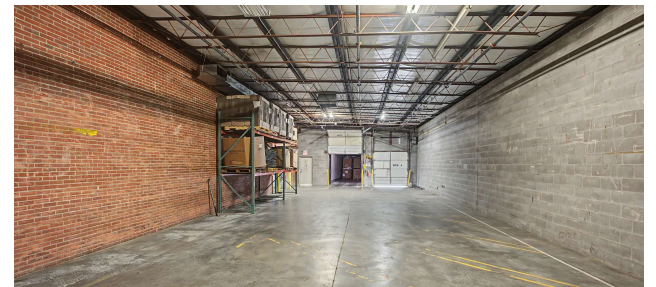
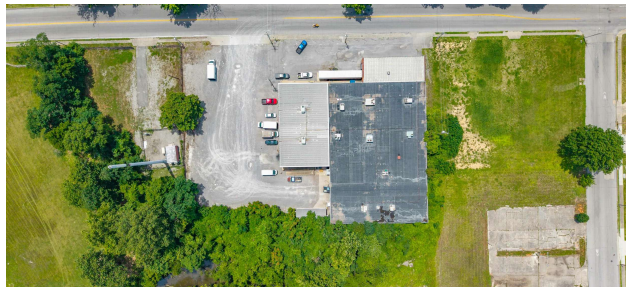
Lease Rate:	\$8.50 SF/yr (Full Service)
Available SF:	2,093 - 10,992 SF

LOCATION MAP



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ADDITIONAL PHOTOS



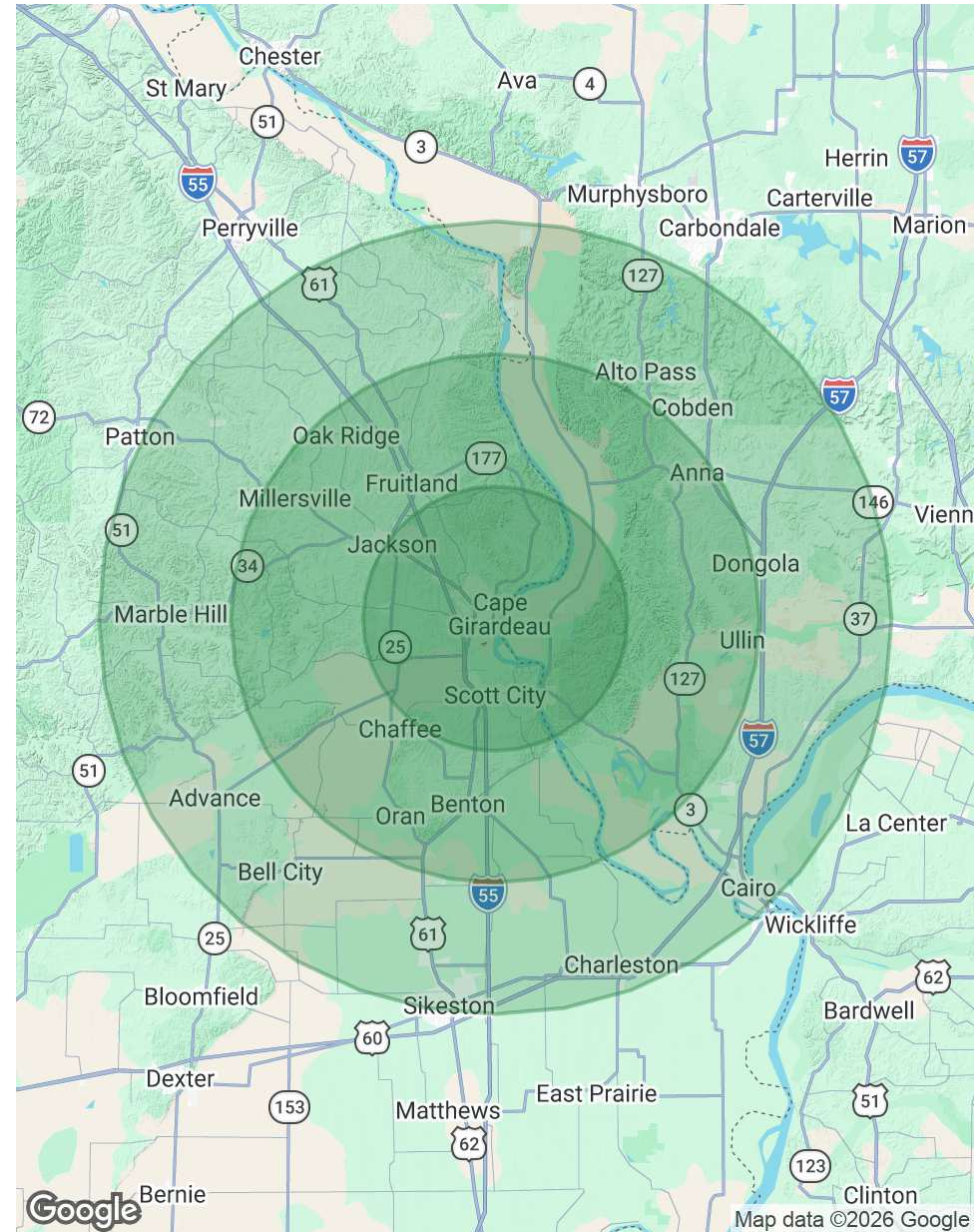
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DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	68,169	111,708	168,955
Average Age	37.9	39.2	40.4
Average Age (Male)	37.6	38.7	39.8
Average Age (Female)	38.4	39.7	41.1

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	27,362	44,355	66,649
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$85,416	\$84,251	\$81,767
Average House Value	\$226,195	\$210,868	\$194,675

2023 American Community Survey (ACS)



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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

276 S. Mount Auburn Rd <https://www.lorimont.com/>

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