

FOR LEASE QSR WITH DRIVE-THRU

General Commercial (C-2) Zoning



606 E. Baldwin Street

CAMERON MISSOURI

ACTUAL SITE



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OFFERING

For Lease \$120,000

PROPERTY SPECIFICATIONS

Rentable Area	3,542 SF
Land Area	1.18 Acres
Property Address	606 E. Baldwin St. Cameron, MO 64429
County	DeKalb County
Year Built	1997
Parcel Number	424216601400000001111
2022 Property Taxes	\$9,576.84
Zoning	C-2 General Commercial District
Parking Spaces	73

For Lease QSR Property With Drive-Thru | General Commercial (C-2) Zoning

- The property is zoned C-2 – General Commercial District, providing a wide range of commercial uses
- The building is located in a highly desirable retail location with direct access to residential communities, national/regional tenants, and freeways
- Built in 1997, the property consists of 3,542 SF of GLA on 1.18 acres, and features a drive-thru

Located Along Baldwin St. | Visibility From U.S. Highway 36 | Strong Tenant Presence | Close to Freeways

- The subject is strategically located along Baldwin St. with clear visibility to U.S. Highway 36 with an average of 10,200 VPD
- The subject site also benefits from close proximity to the off and on ramps to Highway 36
- The asset is close to Interstate 35 (11,400 VPD)
- The trade area is home to WalMart SuperCenter, Dollar Tree, Tractor Supply, Taco Bell, Advance Auto Parts, O'Reilly Auto Parts, McDonald's, Wendy's and other nearby national tenants
- The surrounding national and regional tenant presence drive a steady stream of loyal, local consumers to the trade area

Direct Residential Consumer Base | Demographics in 5-Mile Trade Area

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base
- More than 10,423 residents and 5,160 employees support the trade area
- \$74,995 average annual household income

2023 Estimated Population

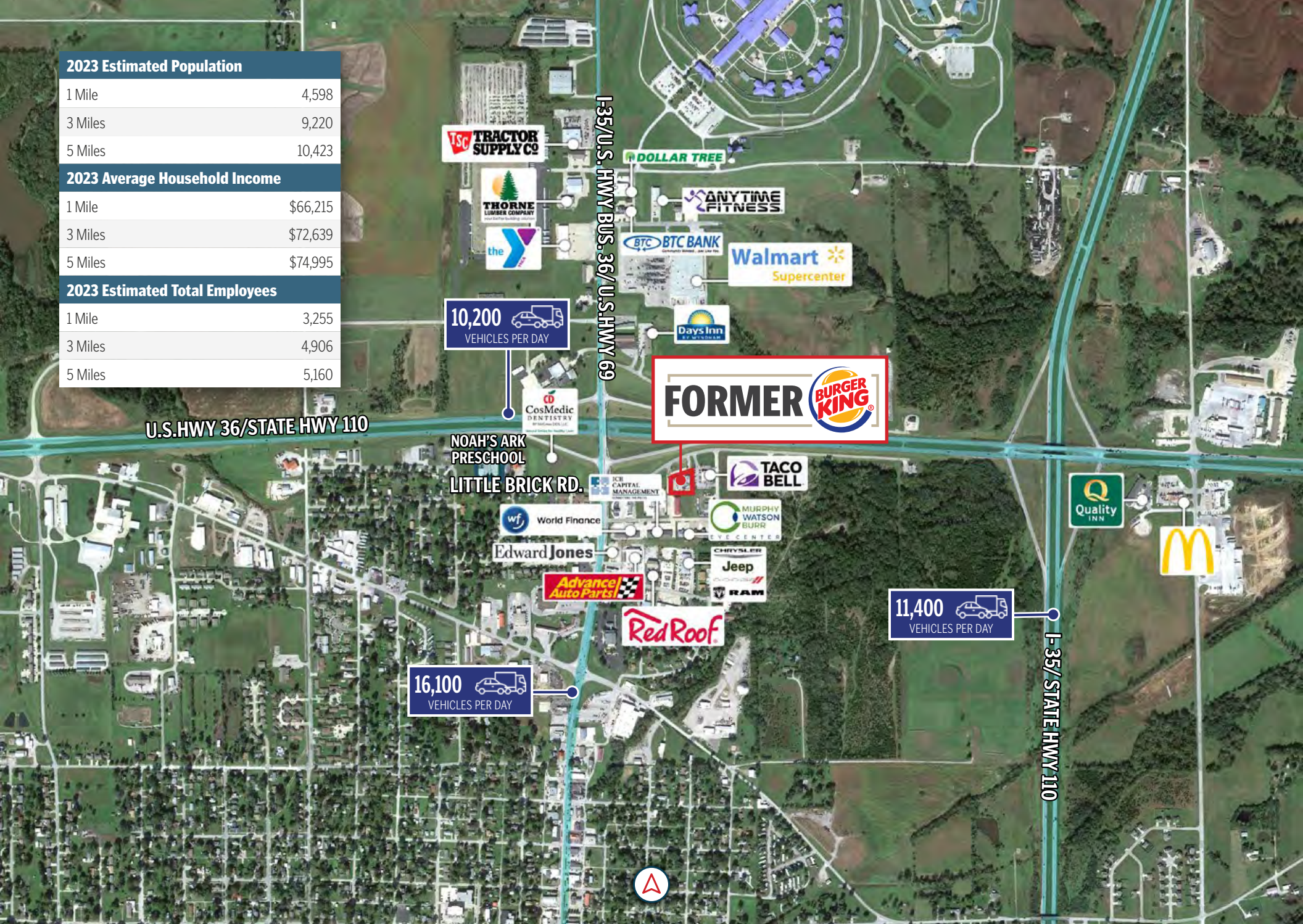
1 Mile	4,598
3 Miles	9,220
5 Miles	10,423

2023 Average Household Income

1 Mile	\$66,215
3 Miles	\$72,639
5 Miles	\$74,995

2023 Estimated Total Employees

1 Mile	3,255
3 Miles	4,906
5 Miles	5,160

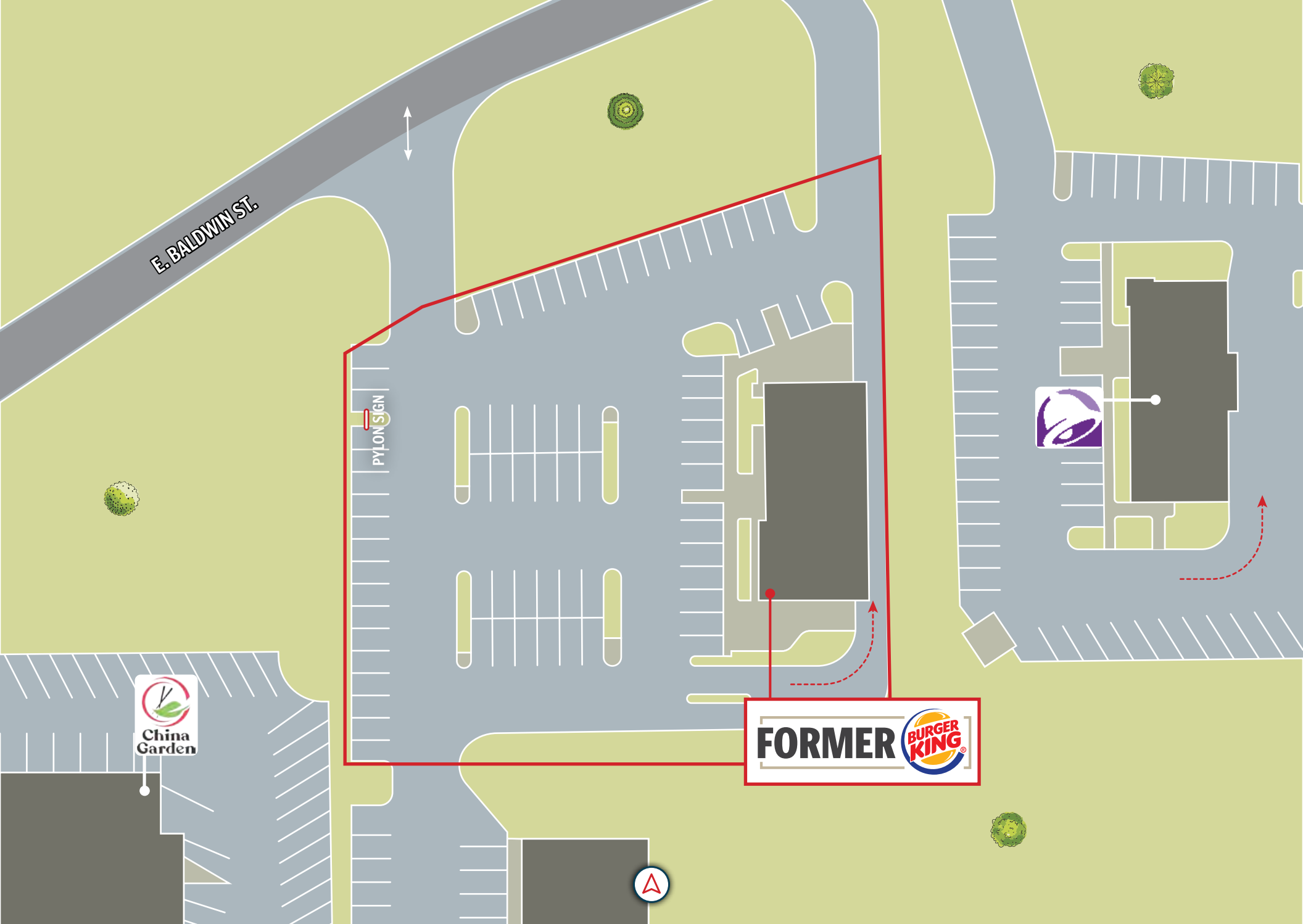


10,200
VEHICLES PER DAY

16,100
VEHICLES PER DAY

11,400
VEHICLES PER DAY

FORMER
BURGER KING





THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners, LLC

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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