

2751 E MARSHALL ST

CHARLESTON, MO 63834

FOR LEASE

Presented By:

MATT HUBER

573.334.5200
mhuber@lorimont.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property at 2751 E Marshall St, Charleston, MO, 63834 features a fenced lot, adding an extra layer of security and versatility to the space. The fenced lot provides a secure area for outdoor storage, additional parking, or other needs, making it an excellent feature for businesses with specific outdoor space requirements. This added functionality expands the potential uses of the property, offering even more value to prospective tenants.

PROPERTY HIGHLIGHTS

- 10,000 SF Fenced Space
- Lockable Gate
- Gravel Pad
- Extra Gravel Lot Available

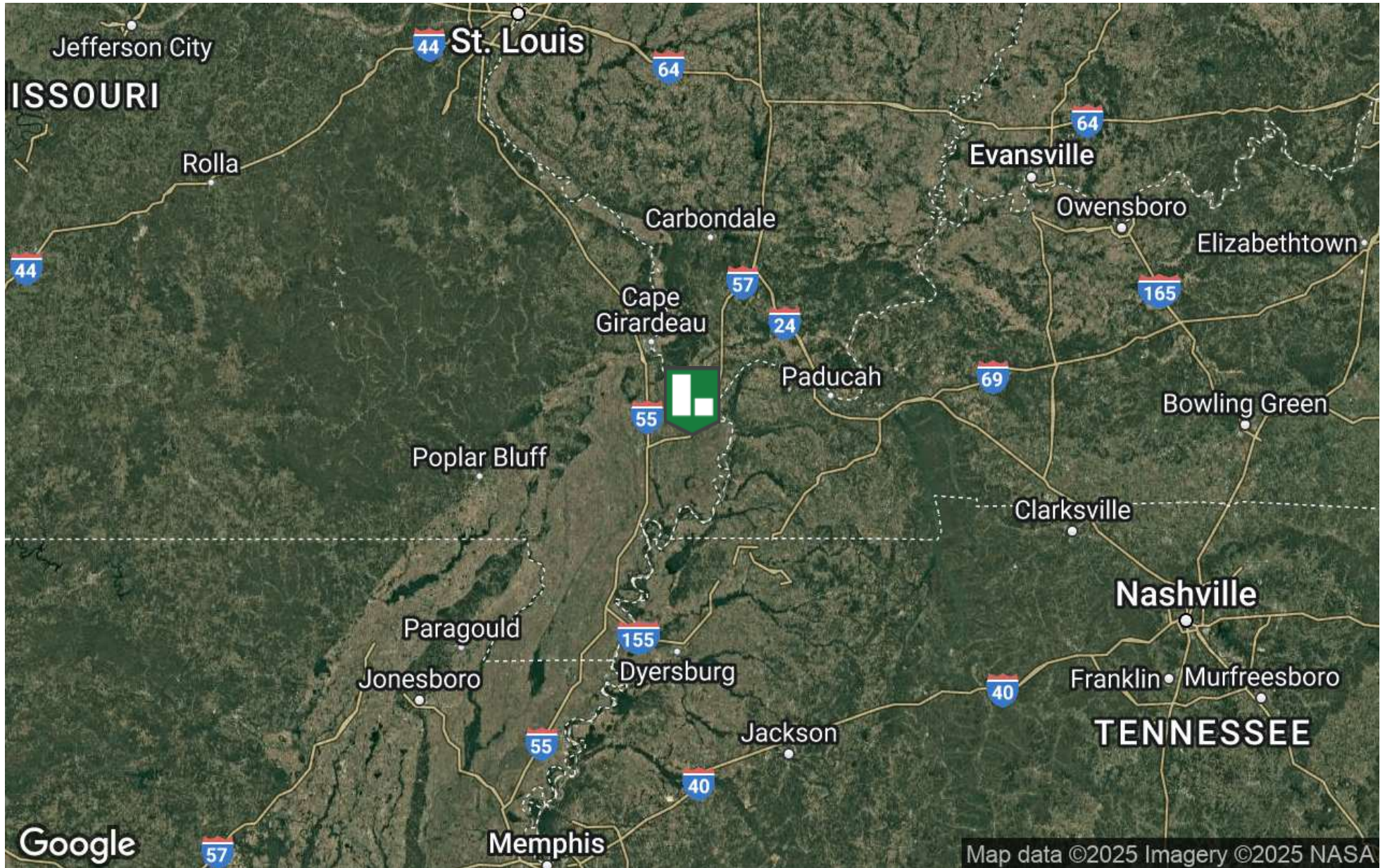
OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month (Gross)
Available SF:	10,000 SF
Lot Size:	10,000 SF

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	3,524	19,619	45,138
Total Population	8,725	47,770	110,514
Average HH Income	\$68,700	\$73,061	\$73,513

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LOCATION MAP



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ADDITIONAL PHOTOS



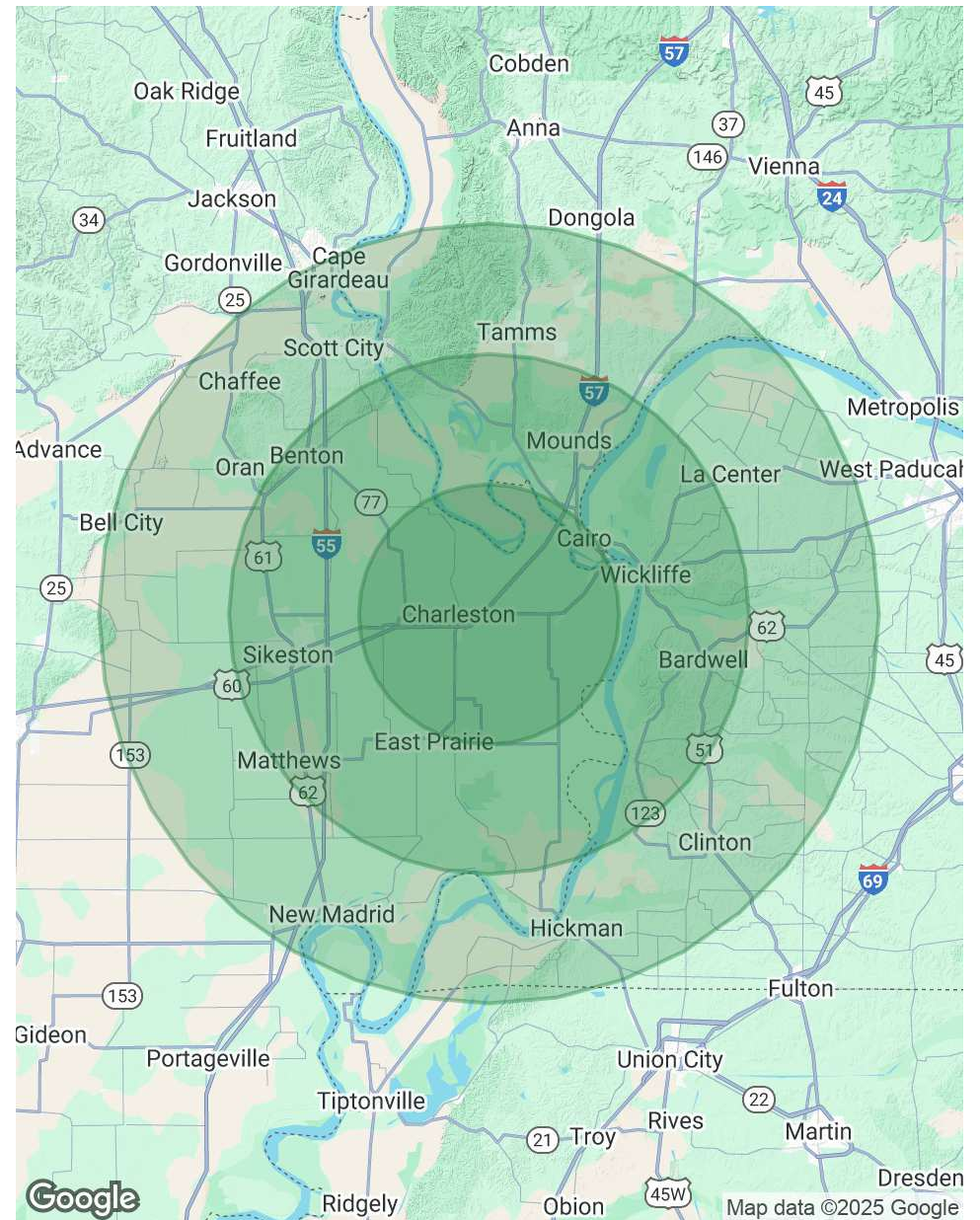
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DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	8,725	47,770	110,514
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	3,524	19,619	45,138
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$68,700	\$73,061	\$73,513
Average House Value	\$128,203	\$157,227	\$177,118

Demographics data derived from AlphaMap



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RETAILER MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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MATT HUBER



MATT HUBER

Commercial REALTOR®

mhuber@lorimont.com

Direct: **573.334.5200** | Cell: **573.510.3993**

MO #2023031239

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/>
Cape Girardeau, MO 63703
573.334.5200

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