



628 OLD SAINT MARYS RD

PERRYVILLE, MO 63775

FOR LEASE

Presented By:

CHRIS COLE, JD, CCIM, ALC

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Lease: 11,630 SF retail showroom with office space in neighborhood strip center. Suitable for many uses. This former grocery store and pharmacy consists of 10,490 SF retail space on the main level, 1,140 SF office space on the mezzanine level. Also available is a 5,120 SF warehouse with loading dock and on grade drive in door for a total of 16,750 SF (see separate listing). Excellent off-street parking lot. Suitable for retail, office, warehousing, education, or health care uses.

PROPERTY HIGHLIGHTS

- Excellent Perryville neighborhood center
- Large off-street parking lot
- Space signage and street signage
- Rear loading and warehouse area
- Surrounded by retail, restaurant, and manufacturing
- Immediate occupancy possible

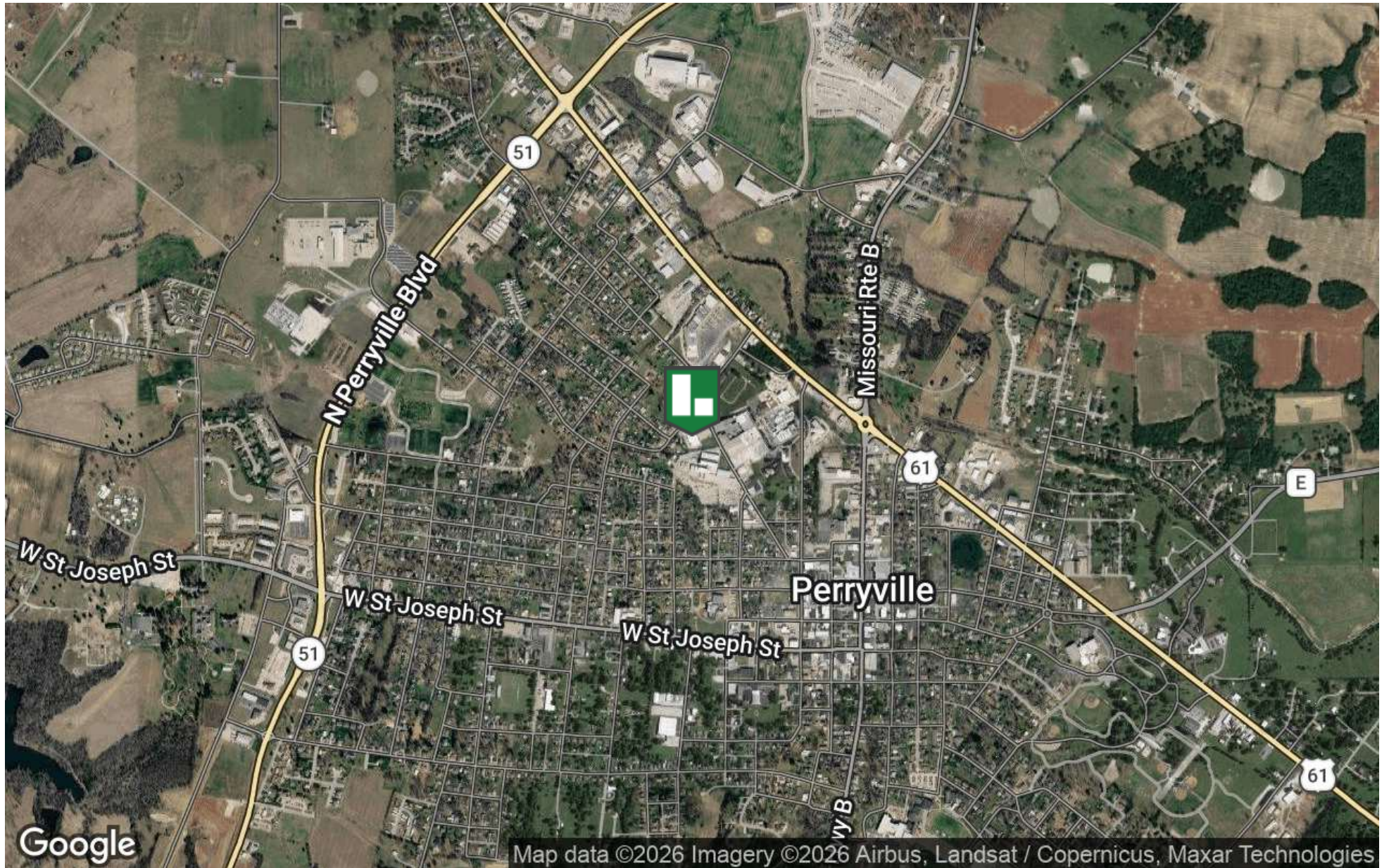
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OFFERING SUMMARY

Lease Rate:	\$8 - 10 SF/yr (NNN)
Available SF:	11,630 SF
Lot Size:	3,065,055,840 SF
Building Size:	20,589 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,671	4,706	7,247
Total Population	3,665	10,754	16,447
Average HH Income	\$54,460	\$56,728	\$60,840

LOCATION MAP



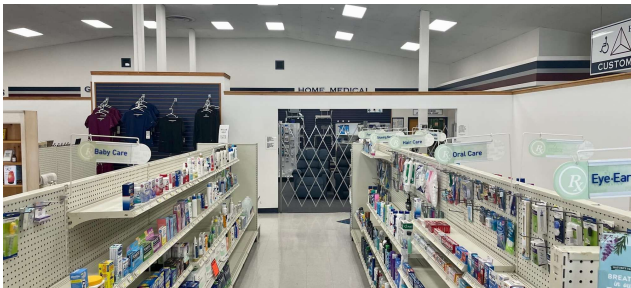
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RETAILER MAP



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ADDITIONAL PHOTOS



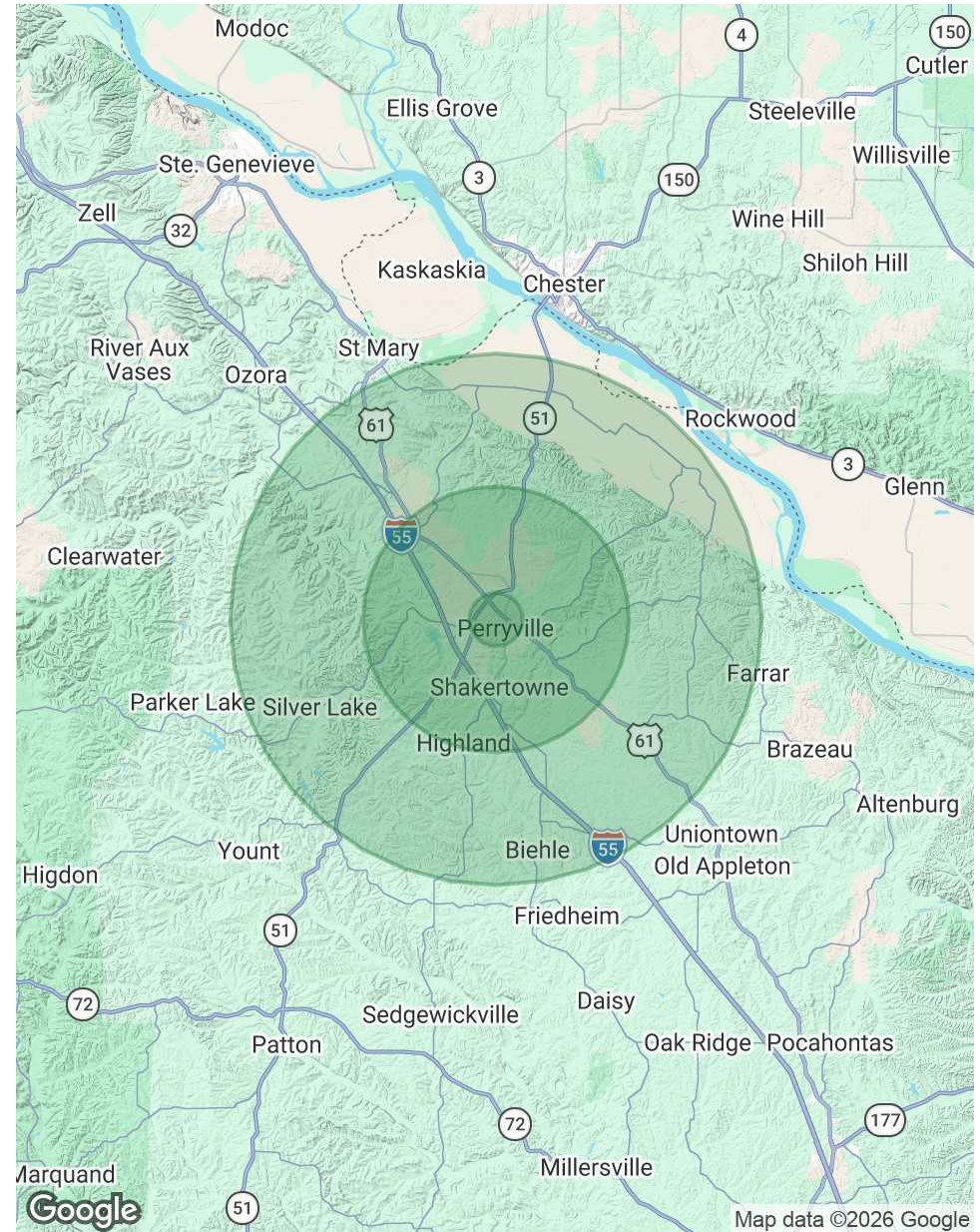
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,665	10,754	16,447
Average Age	42.7	41.6	41.4
Average Age (Male)	37.9	39.1	39.7
Average Age (Female)	47.9	43.4	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,671	4,706	7,247
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$54,460	\$56,728	\$60,840
Average House Value	\$125,566	\$143,789	\$156,047

2020 American Community Survey (ACS)



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