

Property Details ————— \$14 PSF + NNN

ADDRESS | St. Robert Centre, 215 St. Robert Blvd, Suite 4, St. Robert, MO 65584

PROPERTY HIGHLIGHTS

- 3,600 square foot NNN space for lease (former CATO) in a shadow center to Walmart Supercenter
- Excellent visibility with two points of ingress / egress and pylon signage
- Located along St. Robert Blvd with 9,200 CPD, directly off I-44's Exit 161 towards St. Robert / Fort Leonard Woord / BL-44 / MO-Y (32,200 CPD)
- Center co-tenants include Shoe Sensation, Hibbett Sports, Maurices, GameStop, Rent-A-Center, T-Mobile, Pizza Hut, Wendy's, and Domino's
- Located after a Walmart Supercenter and before a Lowe's anchored center



KEY FACTS



31.1

Median Age



\$79,875

Average Household Income



5,254

Population



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Property Photos



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Area Overview

ABOUT ST. ROBERT

- Near Fort Leonard Wood, a key Army training base, shaping the city's economy and community
- Positioned as a gateway to the scenic Ozark Mountains, St. Robert invites outdoor enthusiasts with hiking trails, lakes, and camping spots
- Enjoying steady growth, St. Robert attracts investment across retail, hospitality, and services

AERIAL SITE PLAN



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Aerial Overview



ABOUT THESSING COMMERCIAL REALTY

Thessing Commercial Properties is a leading Commercial Real Estate brokerage firm in Southwest, MO and the Midwest. Its website generates over 100,000 visits annually. The company has gained a reputation for dedication, service, and integrity, and has retained numerous clients for over 25 years, many of which have become long-term friends. In a highly competitive commercial real estate market, Thessing Commercial Properties' owner, Brad Thessing, has dedicated his expertise to finding the right property for his clients and businesses. Brad's knowledge of commercial real estate includes: retail centers, multifamily, convenience stores, hotels, triple-net single-tenant retail, site selections, land and development.

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Demographics

SUBJECT PROPERTY	1-MILE	5-MILE	10-MILE
 POPULATION 			
Estimated Population (2023)	1,198	28,520	46,940
Projected Population (2028)	1,169	29,119	48,327
Census Population (2020)	1,303	28,136	45,728
Census Population (2010)	1,212	25,607	43,148
Projected Annual Growth (2023-2028)	-29	599	1,387
Historical Annual Growth (2020-2023)	-105	385	1,212
Historical Annual Growth (2010-2020)	92	2,529	2,580
 HOUSEHOLDS 			
Estimated Households (2023)	558	9,813	14,257
Projected Households (2028)	536	9,749	14,425
Census Households (2020)	578	9,566	13,570
Census Households (2010)	528	8,429	12,373
Projected Annual Growth (2023-2028)	-23	-64	168
Historical Annual Change (2010-2023)	30	1,384	1,884
 2023 POPULATION BY RACE 			
Total Population	1,198	28,520	46,940
White	730	17,563	26,308
Black or African American	199	3,751	4,711
American Indian or Alaska Native	10	394	1,107
Asian	76	1,058	1,330
Hawaiian or Pacific Islander	11	306	668
Other Race	41	1,394	3,804
Two or More Races	132	4,054	9,013
 2023 POPULATION BY RACE 			
Not Hispanic or Latino Population	1,024	25,436	42,851
Hispanic or Latino Population	174	3,084	4,089
 AVERAGE HOUSEHOLD INCOME 			
Estimated Average Household Income (2023)	\$78,643	\$82,134	\$82,603
Projected Average Household Income (2028)	\$88,312	\$89,039	\$87,893

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