



LORIMONT
COMMERCIAL REAL ESTATE

2102 N OUTER RD

DEXTER, MO 63841

FOR SALE

Presented By:

MATT HUBER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business for success with this highly visible office property along N Outer Road in Dexter, just off U.S. Route 60 (future Interstate 57). With the current office tenant vacating in August, this property offers a rare opportunity for an owner-occupier to step into a well-maintained, functional office layout while benefiting from additional on-site income.

The ±3,000 SF office space is ideally suited for professional services, featuring four private offices, a large conference room, spacious reception area, kitchen/breakroom, and ample storage. Previously home to a long-standing insurance office, the layout supports a wide range of users including legal, financial, medical, or administrative operations.

In addition to the office space, the property includes storage units that provide consistent supplemental income, helping offset occupancy costs and enhancing overall investment appeal.

With strong visibility from a major highway corridor and easy access, this is a strategic opportunity to own your space while building equity and generating income.

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PROPERTY HIGHLIGHTS

- ±3,000 SF office building – ideal for owner-occupier
- Office tenant vacating August – move-in ready opportunity
- Four private offices + large conference room
- Spacious reception area with professional layout
- Kitchen/breakroom and ample storage throughout
- Historically used as an insurance/professional office
- Additional income from on-site storage units
- Excellent visibility from U.S. Route 60
- Located along future Interstate 57 corridor
- Easy access via outer road with strong traffic exposure
- Ideal for legal, financial, medical, or service-based users

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.683 Acres
Building Size:	3,700 SF
NOI:	\$35,568.00
Cap Rate:	5.98%

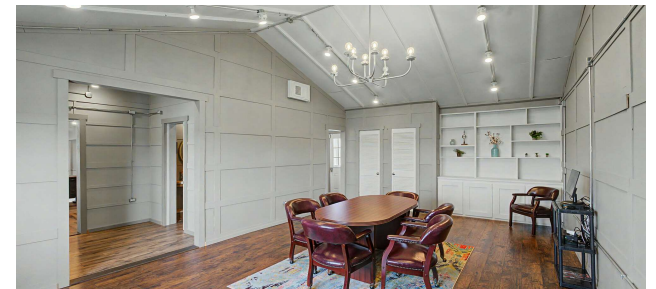
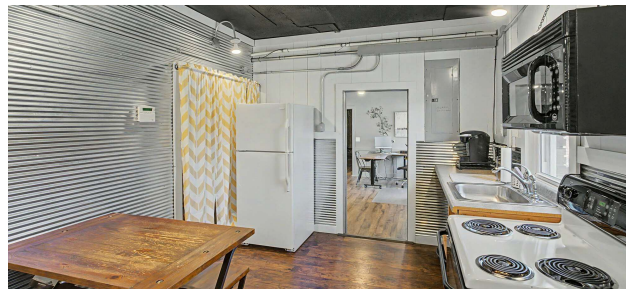
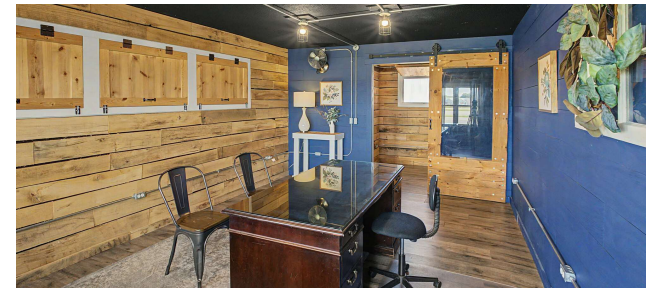
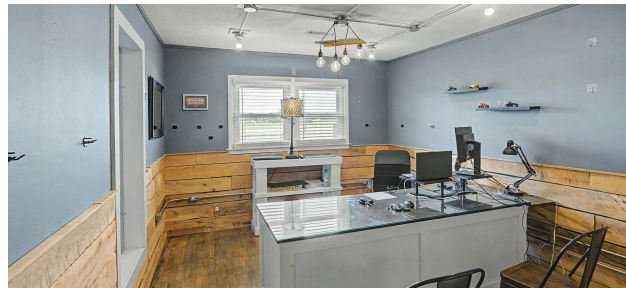
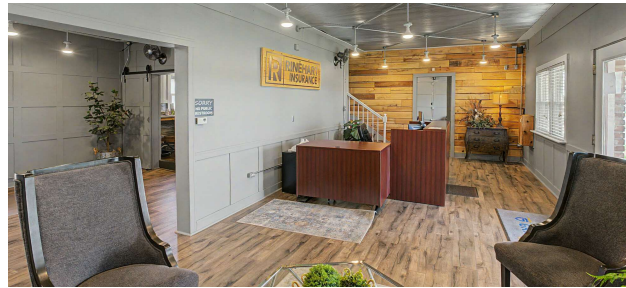
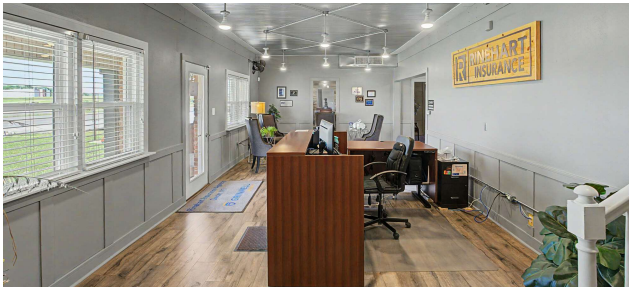
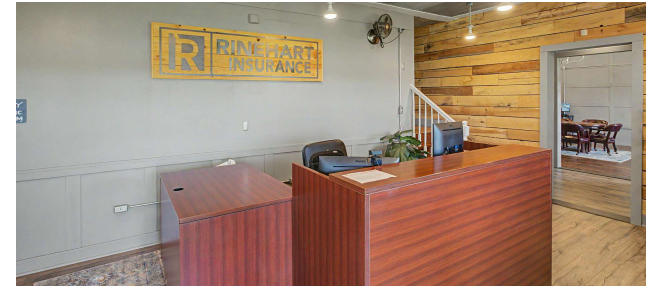
DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	8,001	16,708	48,156
Total Population	18,986	39,803	116,690
Average HH Income	\$72,439	\$69,960	\$70,387

RETAILER MAP



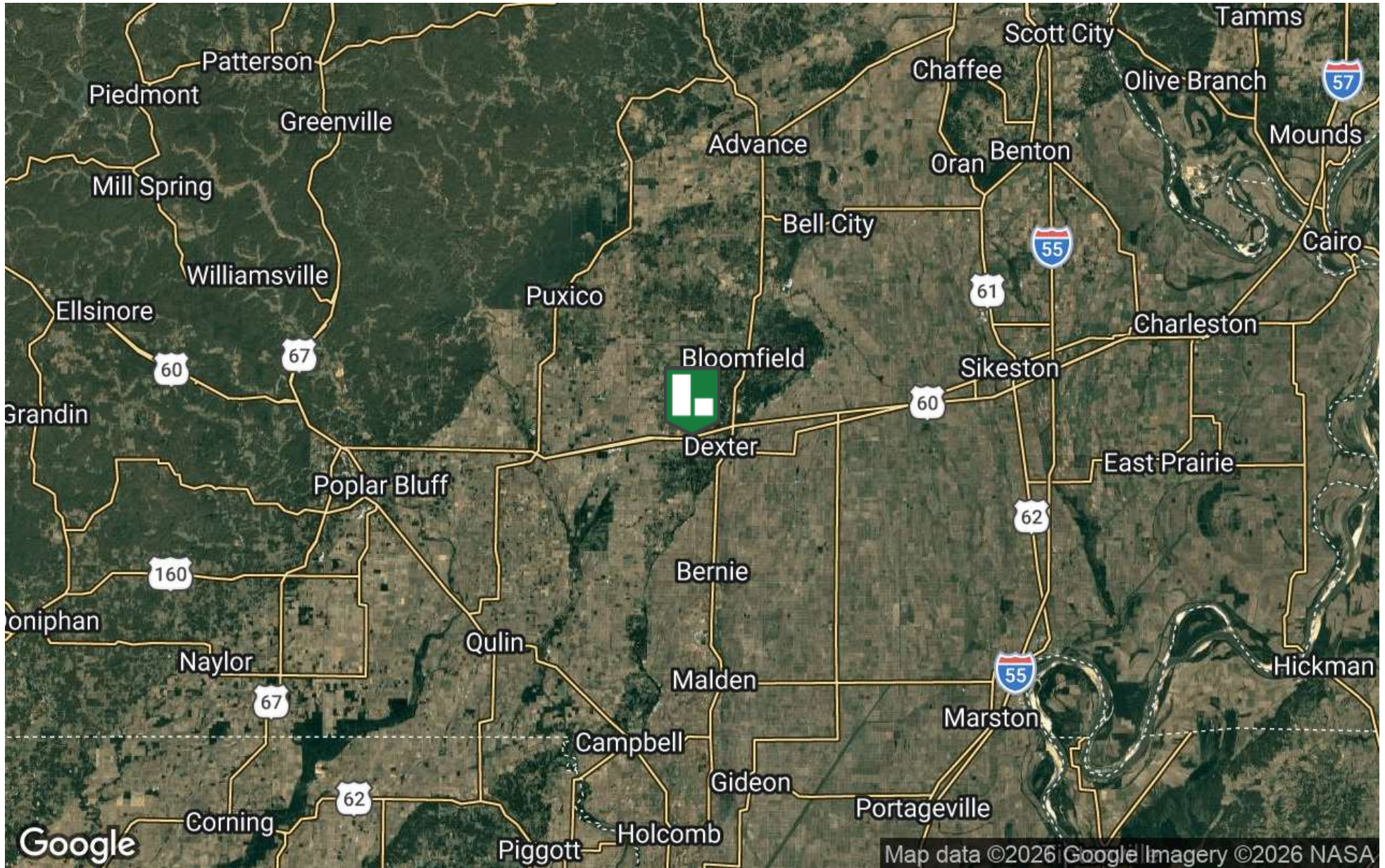
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ADDITIONAL PHOTOS



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LOCATION MAP



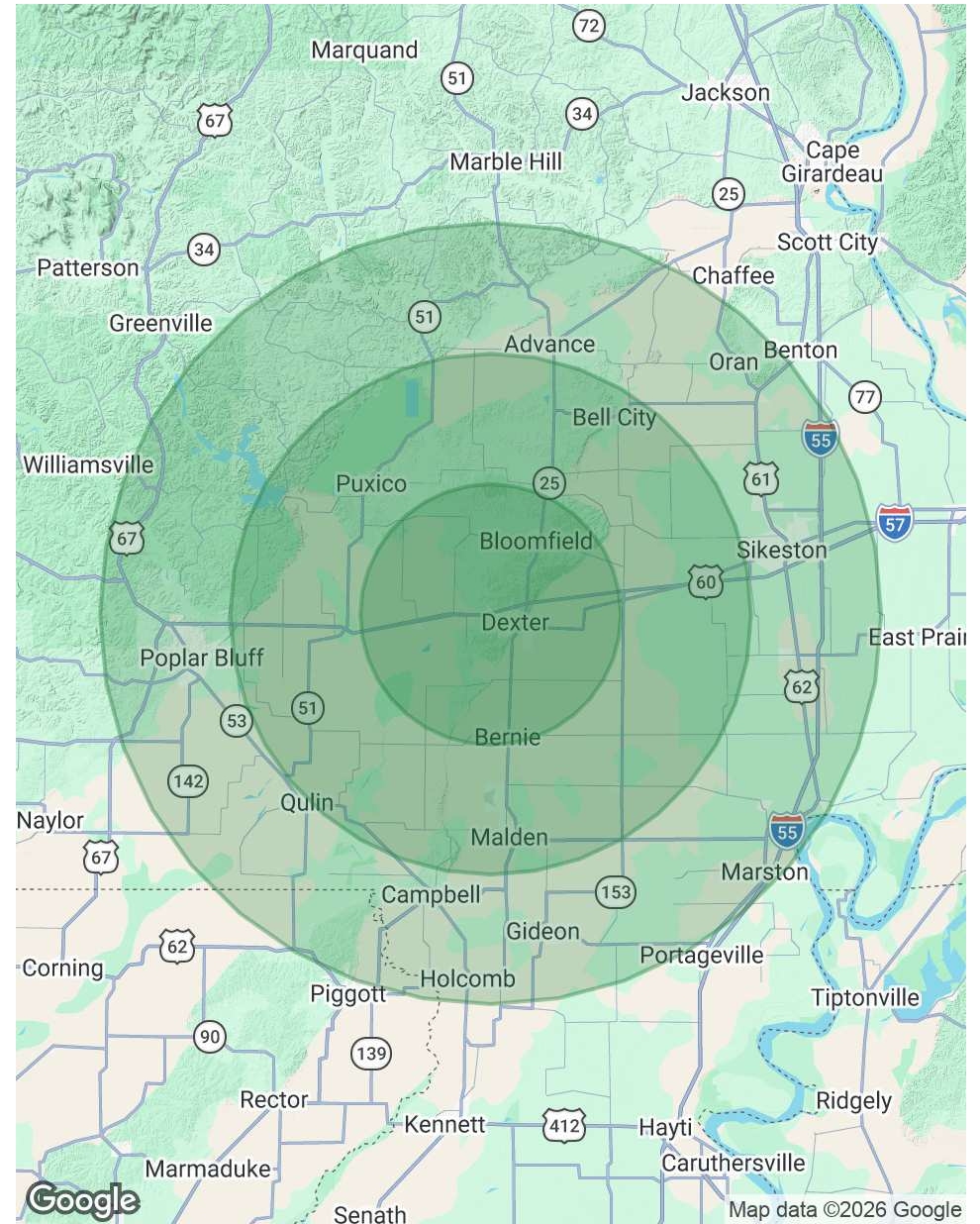
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DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	18,986	39,803	116,690
Average Age	42	43	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	8,001	16,708	48,156
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,439	\$69,960	\$70,387
Average House Value	\$189,004	\$167,058	\$164,209

2020 American Community Survey (ACS)



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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

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