

108 CECIL ST
CAMDENTON, MO 65020



CAMDENTON CENTRE

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PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 108 Cecil St, Camdenton, MO, 65020. This prime commercial space offers great visibility and easy access, making it an ideal location for businesses seeking maximum exposure. The property is strategically shadow anchored by Walmart and conveniently located near US-54, ensuring high traffic and excellent accessibility. With an impressive 75 parking spaces, this property provides ample parking for customers and employees. Don't miss the chance to secure a prominent space in this bustling commercial area. Experience the potential of this versatile property for your business needs.

PROPERTY HIGHLIGHTS

- Great Visibility & Easy Access.
- Shadow Anchored by Walmart.
- Close Proximity to US-54.
- 75 Parking Spaces.

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Number of Units:	6
Available SF:	1,516 - 1,800 SF
Lot Size:	1.38 Acres
Building Size:	14,700 SF

DEMOGRAPHICS

	3 MILES	6 MILES	10 MILES
Total Households	2,506	6,525	11,857
Total Population	6,457	16,089	27,880
Average HH Income	\$88,767	\$91,612	\$93,894

PROPERTY SUMMARY

The information contained in this brochure is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. The property owner reserves the right to adjust the price, reject any offers, or remove the property from the market at any time. All transactions are subject to the execution of a definitive purchase agreement. Jared Commercial & Management makes no representations or warranties regarding the accuracy of this information.



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,516 - 1,800 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A1	Available	1,800 SF	NNN	\$25.00 SF/yr	End-Cap.
H	Available	1,516 SF	NNN	\$25.00 SF/yr	End-Cap.

LEASE SPACES

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SITE PLAN

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Camdenton Centre

108 Cecil Street



**AFFORDABLE
DENTURES &
IMPLANTS**

**SPACE
FOR LEASE**

**Vapor
World**

**Andys
Pizza**

JARED
Commercial & Management

**DAILY
LUNCH BUFFET
11 am - 2 pm**

**417-877-7900
JaredCommercial.com**

cricket

SIGN



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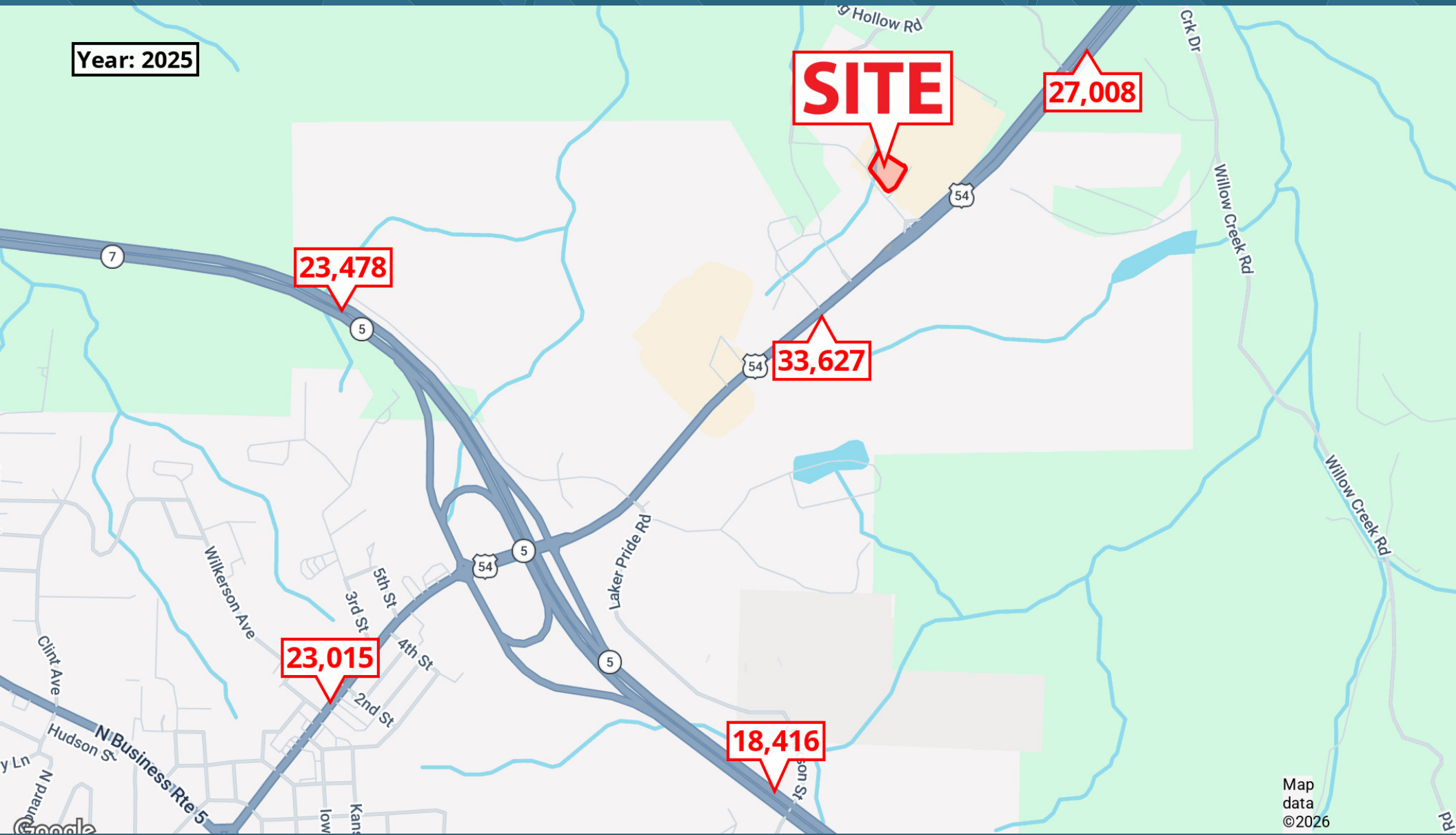


RETAILER MAP



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TRAFFIC COUNT MAP



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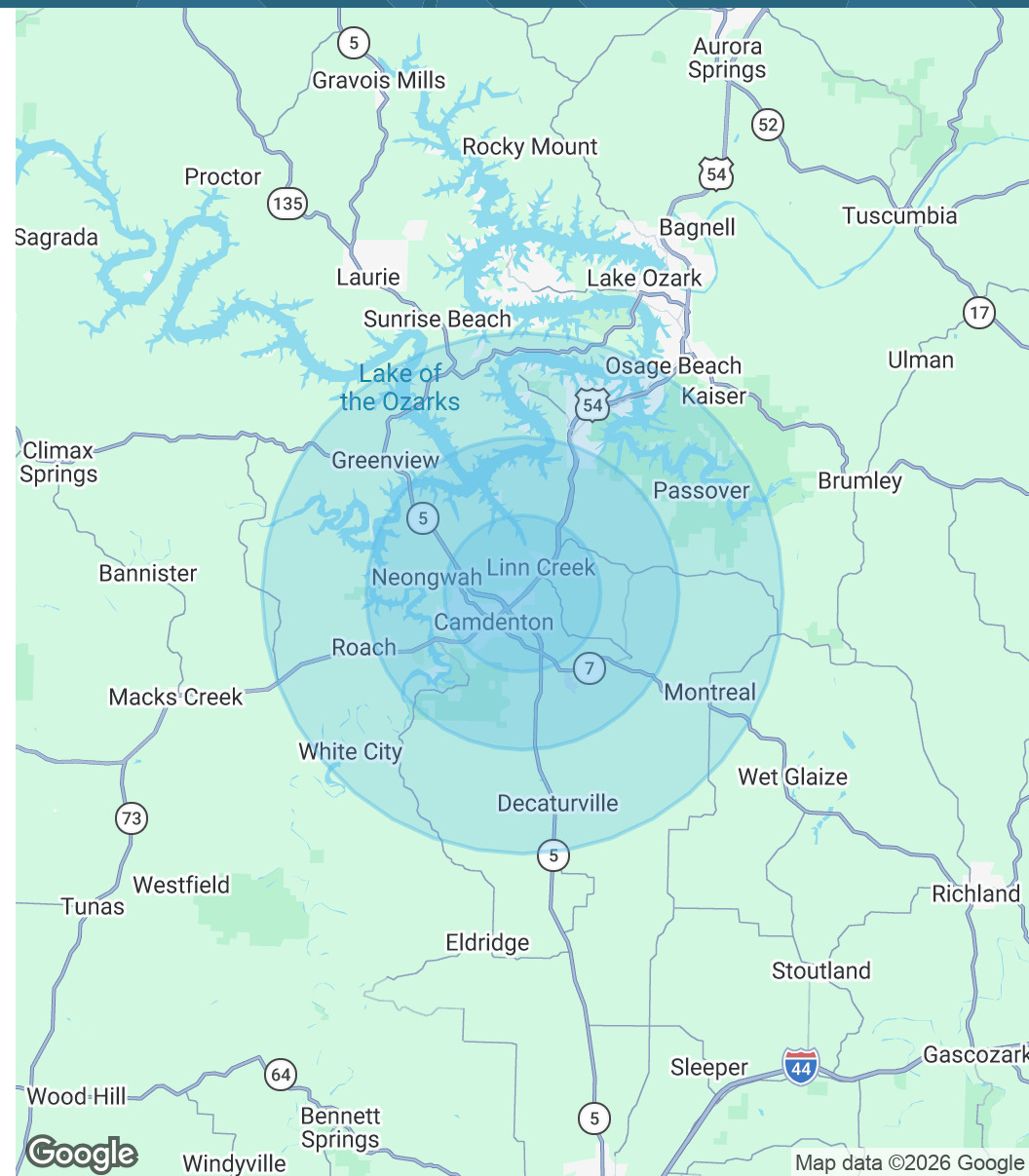
POPULATION

	3 MILES	6 MILES	10 MILES
Total Population	6,457	16,089	27,880
Average Age	41	44	47
Average Age (Male)	40	44	46
Average Age (Female)	42	45	47

HOUSEHOLDS & INCOME

	3 MILES	6 MILES	10 MILES
Total Households	2,506	6,525	11,857
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$88,767	\$91,612	\$93,894
Average House Value	\$289,458	\$305,190	\$318,777

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT



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MEET THE TEAM

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