



2136 WILLIAM

CAPE GIRARDEAU, MO 63703

FOR LEASE

Presented By:

TOM KELSEY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This property boasts high visibility and heavy traffic, showcasing full glass storefront spaces ideal for capturing attention. A generously sized off-street parking lot ensures convenience for customers and tenants alike. Positioned in the heart of Cape Girardeau, this location offers an excellent tenant mix and permits logo signage, perfect for establishing a strong presence. Discover the potential of this centrally located property – an opportunity not to be missed. (3.30)

PROPERTY HIGHLIGHTS

- 7,000 SF Retail Space
- High traffic & visibility location
- Full glass storefront spaces
- Large off-street parking lot
- Great central Cape location
- Excellent tenant mix
- Logo signs permitted

OFFERING SUMMARY

Lease Rate:	\$5,250.00 per month (+ NNN)
Available SF:	7,000 SF
Building Size:	119,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	676	3,673
Total Population	100	1,447	8,423
Average HH Income	\$73,252	\$52,633	\$56,376

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ADDITIONAL PHOTOS

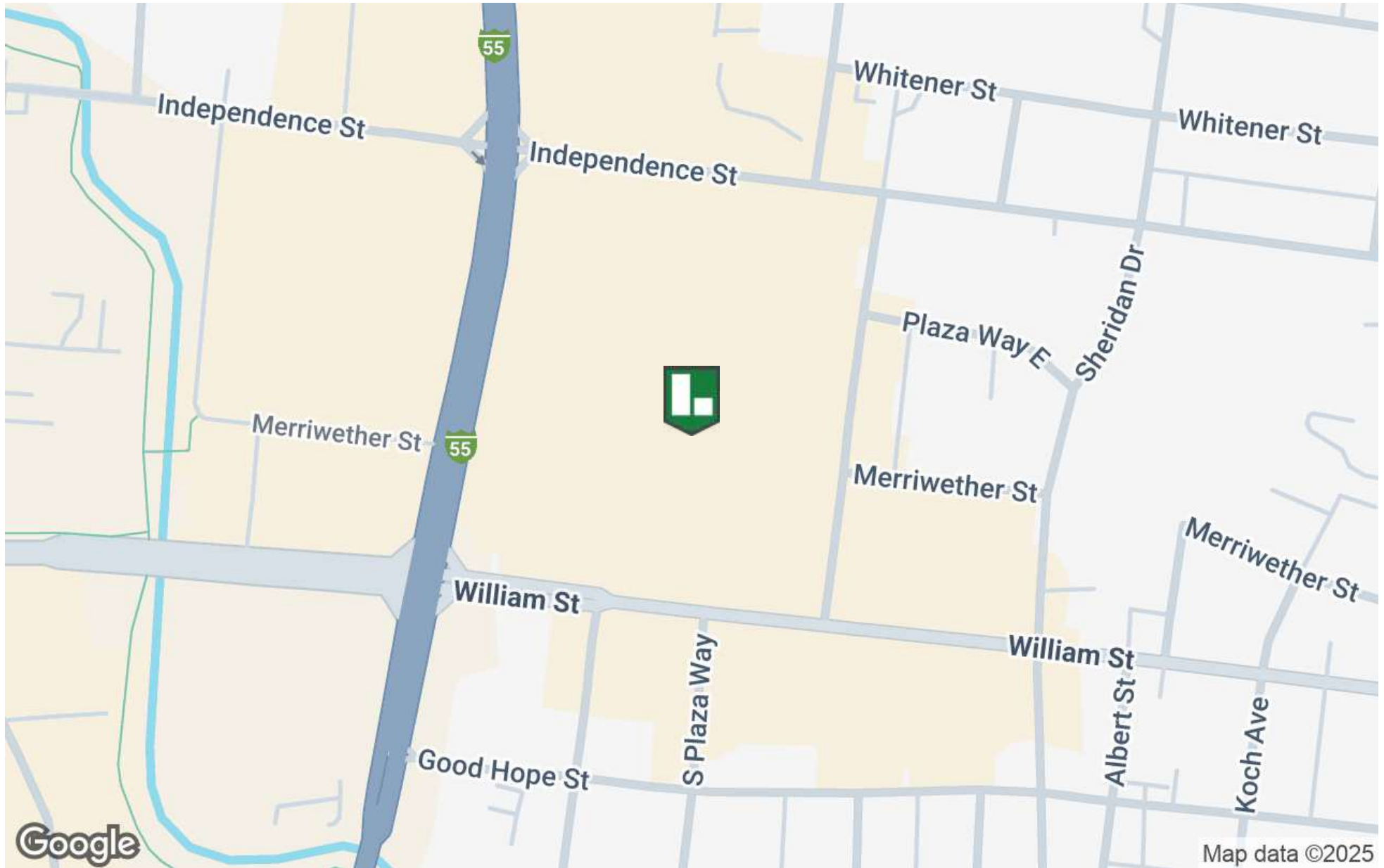


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RETAILER MAP



LOCATION MAP



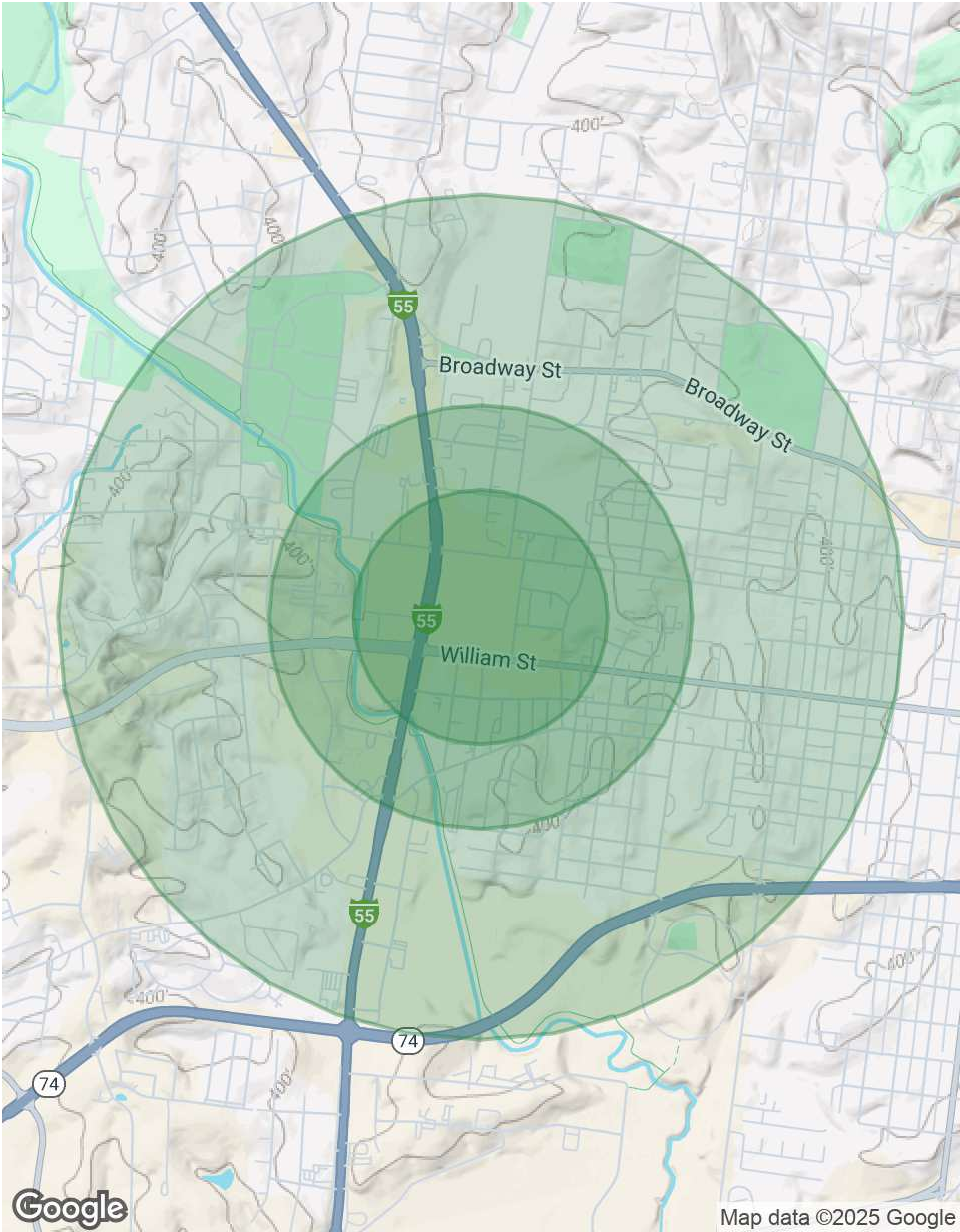
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	100	1,447	8,423
Average Age	39	37	40
Average Age (Male)	37	35	38
Average Age (Female)	41	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	676	3,673
# of Persons per HH	2.3	2.1	2.3
Average HH Income	\$73,252	\$52,633	\$56,376
Average House Value	\$176,276	\$162,477	\$193,872

Demographics data derived from AlphaMap



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