

FOR SALE

2756 NORTH BROOKLINE AVENUE REPUBLIC, Mo 65619

ACROSS FROM AMAZON DISTRIBUTION CENTER



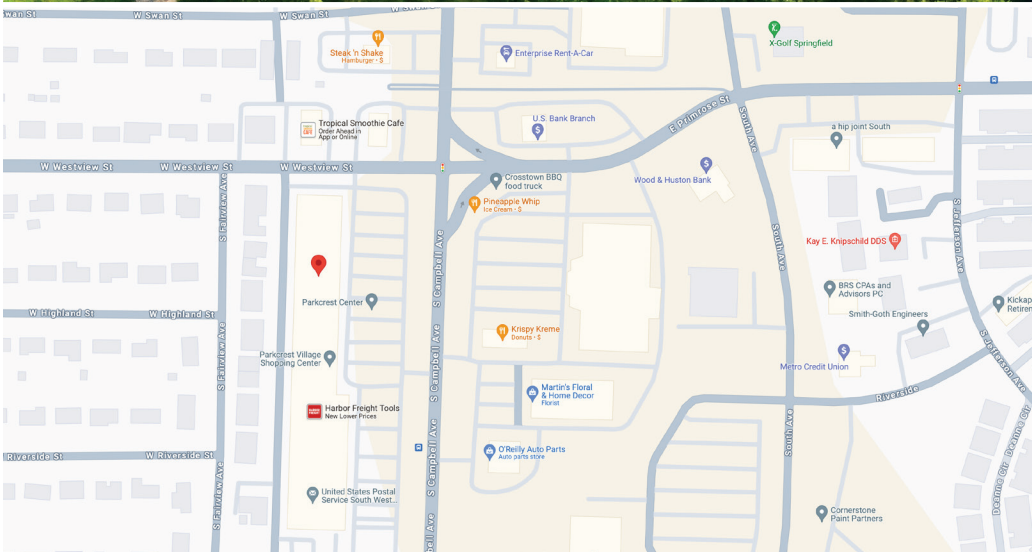
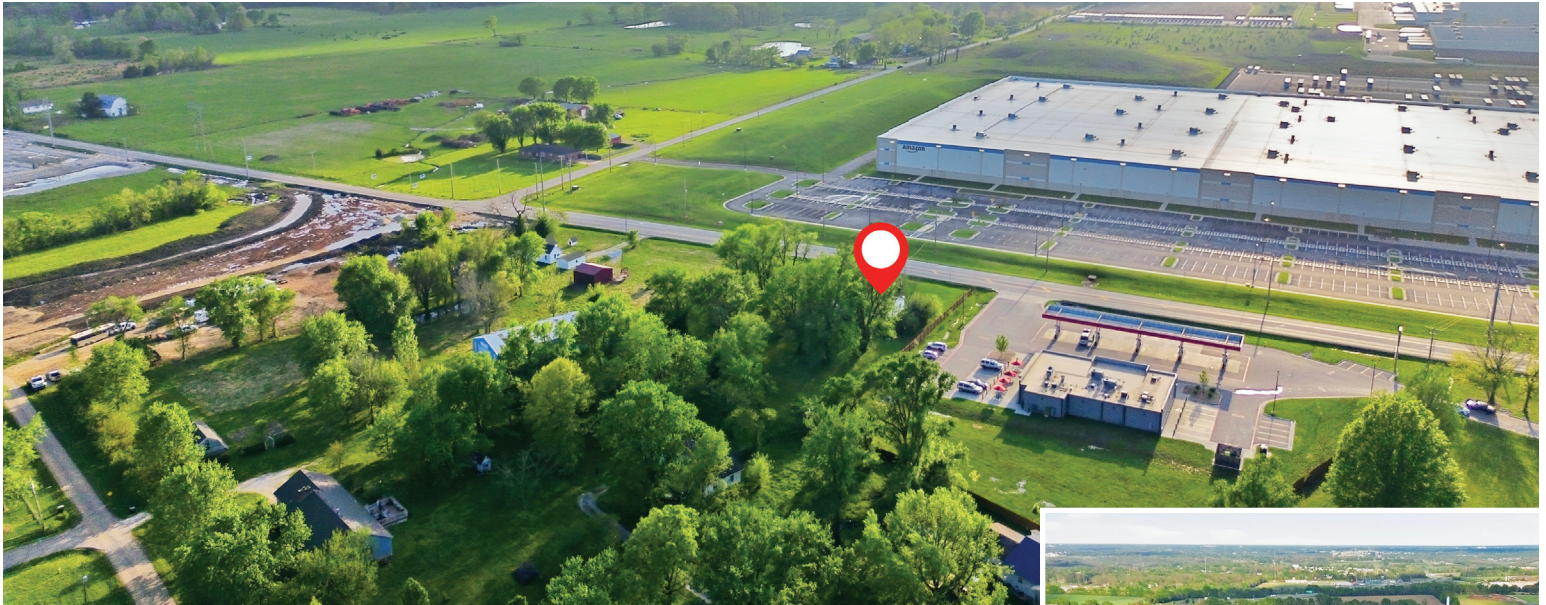
DONNA  **CLEOUS**
REALTOR® ABR + CRS + EPRO.

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FOR LEASE

2756 NORTH BROOKLINE AVENUE
REPUBLIC, MO 65619



PROPERTY HIGHLIGHTS

- + COMMERCIAL DEVELOPMENT LOT
ACROSS FROM AMAZON DISTRIBUTION
- + 1.05 ± ACRE TRACT
- + ADJACENT TO MAVERIK GAS STATION
- + SURROUNDED BY EXPANDING RETAIL
- + UTILITIES AVAILABLE
- + EXCELLENT VISIBILITY & TRAFFIC
- + ACCESS ALONG N BROOKLINE AVE.

Prime Commercial Opportunity Across from Amazon! Located directly across from the Amazon Distribution Center, this 1.05± acre tract sits in one of Republic's fastest-growing commercial and industrial corridors, adjacent to a newly constructed Maverik gas station. Surrounded by expanding retail and strong traffic growth, this site is ideal for a restaurant, fast food, service business, or small industrial/warehouse user. Utilities available nearby with water and sewer lines running along the property (connection fees apply). Existing 1,200 SF home and detached garage convey with no value. Buyer responsible for rezoning and demolition. Excellent visibility, traffic count, and access along N Brookline Ave. Call today!

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AERIAL VIEW

