



2102 N OUTER RD

DEXTER, MO 63841

FOR LEASE

Presented By:

MATT HUBER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Take advantage of this highly visible office space for lease along N Outer Road in Dexter, just off U.S. Route 60 (future Interstate 57). Available in August, this ±3,000 SF office offers a functional, professional layout ideal for a variety of service-based businesses.

The space includes four private offices, a large conference room, a welcoming reception area, kitchen/breakroom, and significant storage capacity. The layout is well-suited for insurance agencies, law firms, accounting offices, medical users, or general administrative operations.

With strong visibility from the highway and convenient access, this location provides an excellent opportunity to establish or expand your business in one of Dexter's most traveled commercial corridors.

OFFERING SUMMARY

Lease Rate: \$3,000 per month (Gross)

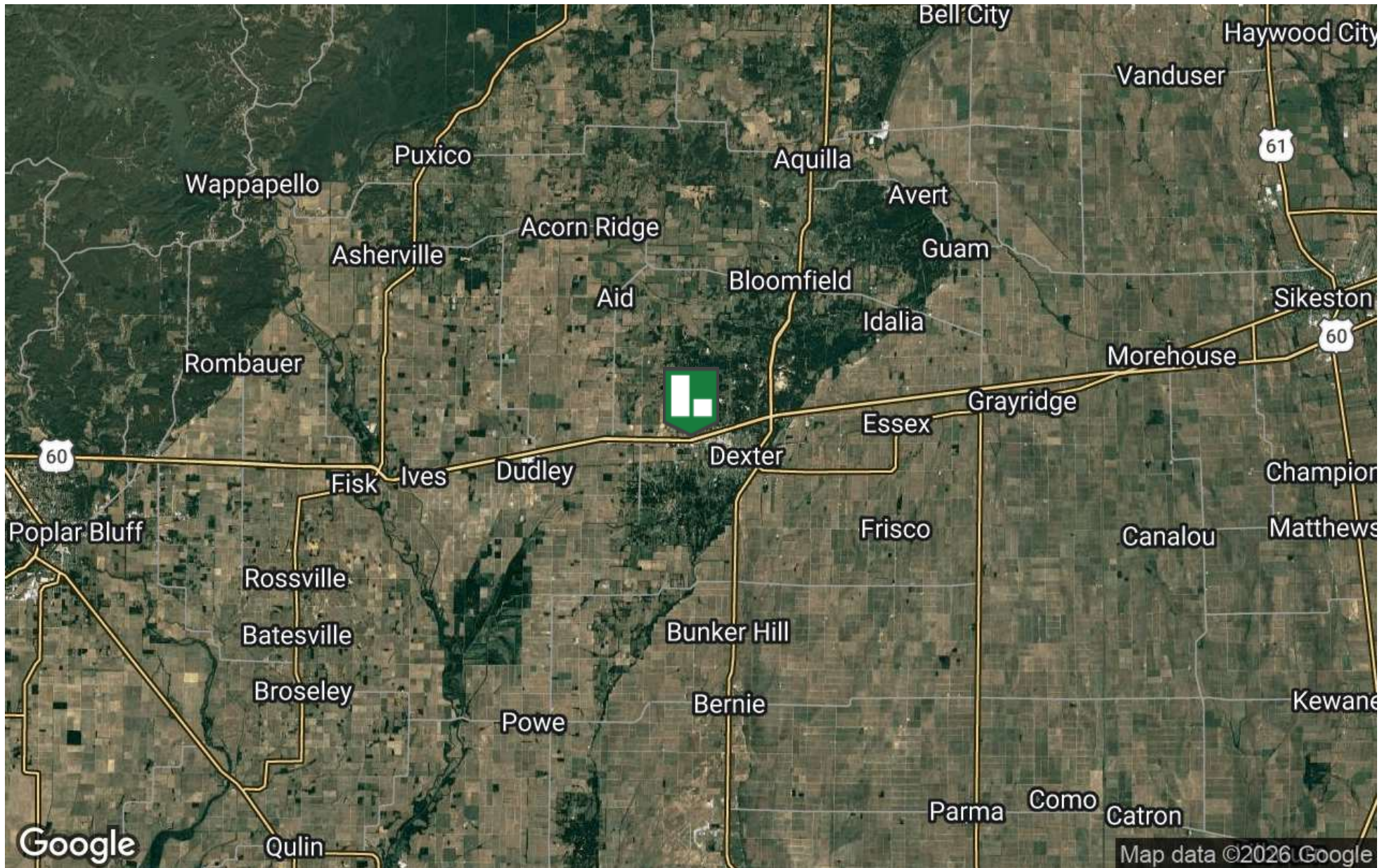
Available SF: 3,000 SF

PROPERTY HIGHLIGHTS

- ±3,000 SF professional office space available August
- Four private offices + large conference room
- Open and inviting reception area
- Kitchen/breakroom included
- Ample storage space
- Functional layout for a wide range of users
- Excellent visibility from U.S. Route 60
- Located along future Interstate 57 corridor
- Easy access and strong traffic counts
- Ideal for professional and service-based tenants

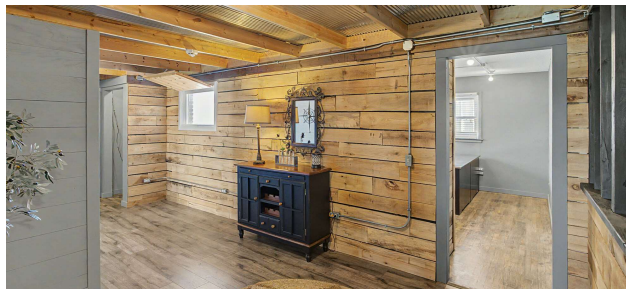
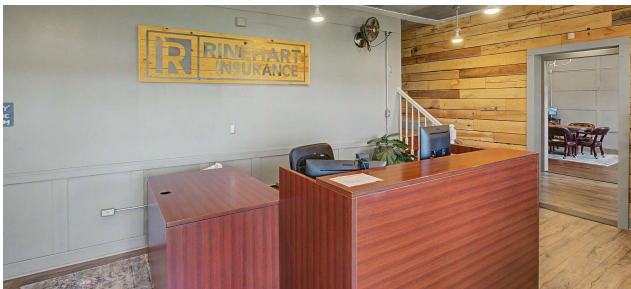
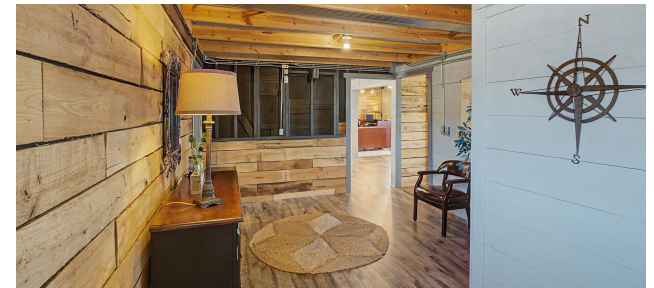
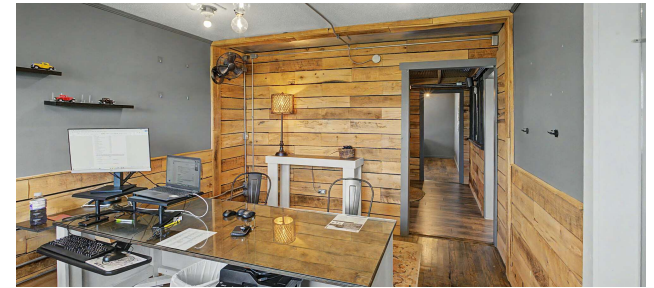
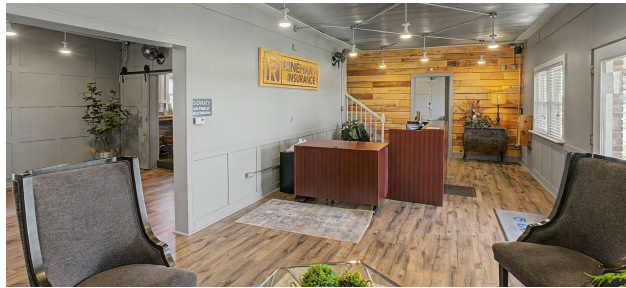
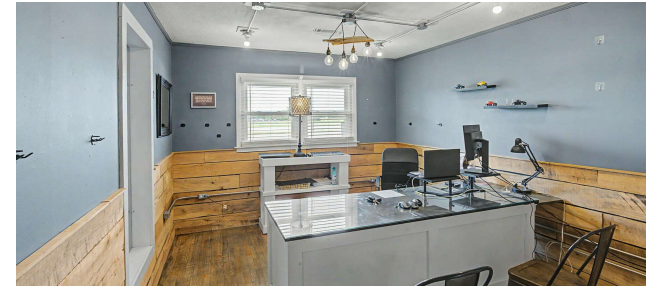
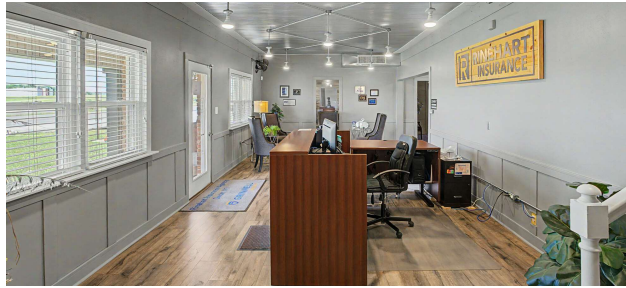
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LOCATION MAP



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ADDITIONAL PHOTOS



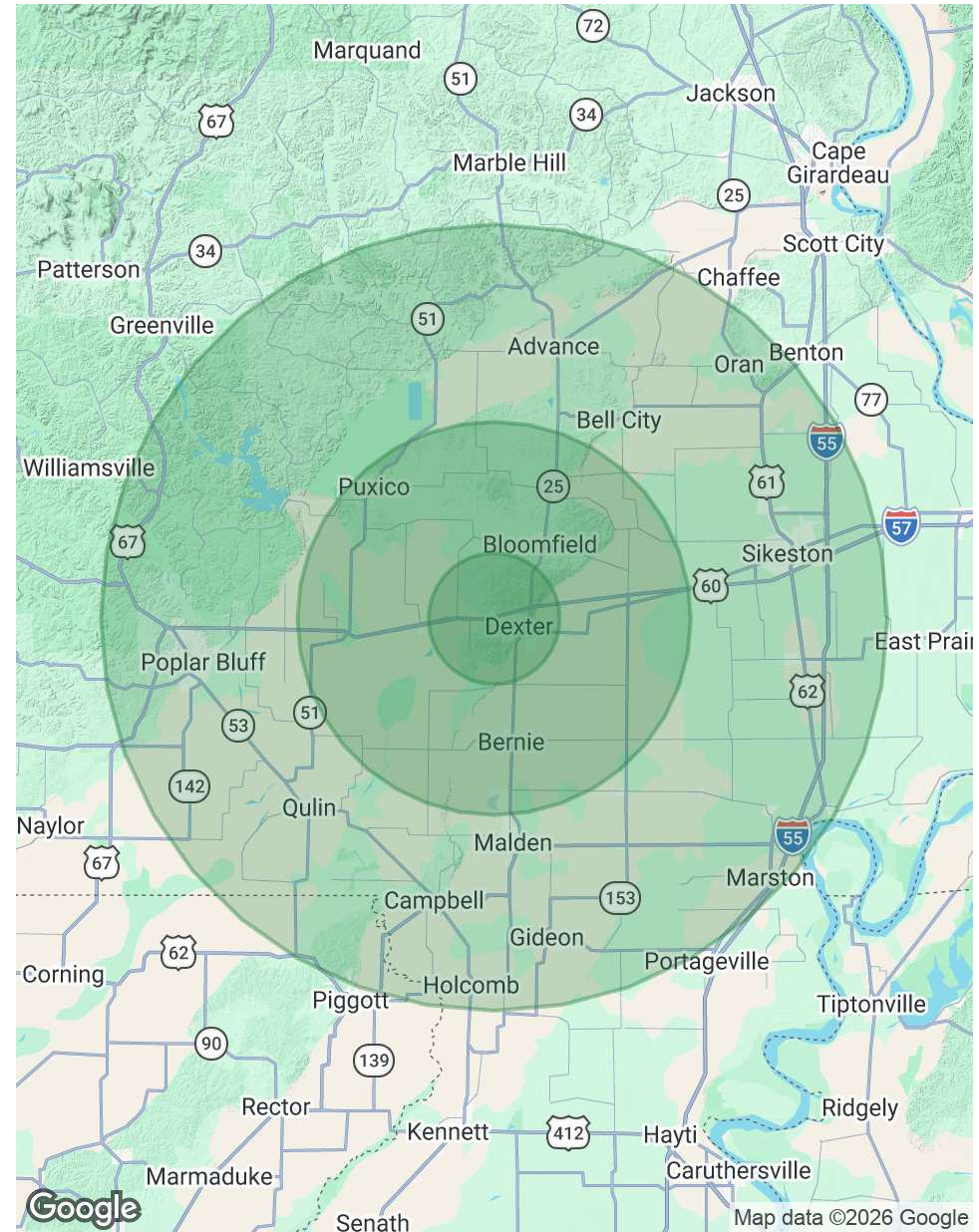
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	15 MILES	30 MILES
Total Population	12,672	26,802	120,596
Average Age	40.3	42.4	40.9
Average Age (Male)	38.6	40.4	39.2
Average Age (Female)	43.0	44.7	42.5

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	5,056	10,621	48,042
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,190	\$68,843	\$68,637
Average House Value	\$167,479	\$148,997	\$142,514

2023 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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