

FOR SALE

198-232 OLD RTE 66
ST ROBERT, MO 65584



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PROPERTY DESCRIPTION

Unleash the full potential of retail investment with this remarkable 32,000 SF commercial property situated in the bustling Saint Robert, MO area. Boasting prime commercial zoning, this property offers unparalleled interstate visibility, convenient access, and an impressive 90+ parking spaces across 4.04 acres of land. Its close proximity to Fort Leonard Wood further enhances its appeal for retail and strip center investors. With its strategic location at 198-232 Old Rte 66, this property presents an exceptional opportunity to capitalize on the high-traffic and high-growth market of Saint Robert. Don't miss out on the potential that this property holds for retail development and investment.

PROPERTY HIGHLIGHTS

- Interstate Visibility.
- Great Visibility & Easy Access.
- 90+ Parking Spaces.
- 4.04 Acres.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	4.04 Acres
Building Size:	32,000 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	9,750	13,215	18,361
Total Population	31,827	44,760	57,271
Average HH Income	\$84,145	\$84,088	\$83,563

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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ADDITIONAL PHOTOS

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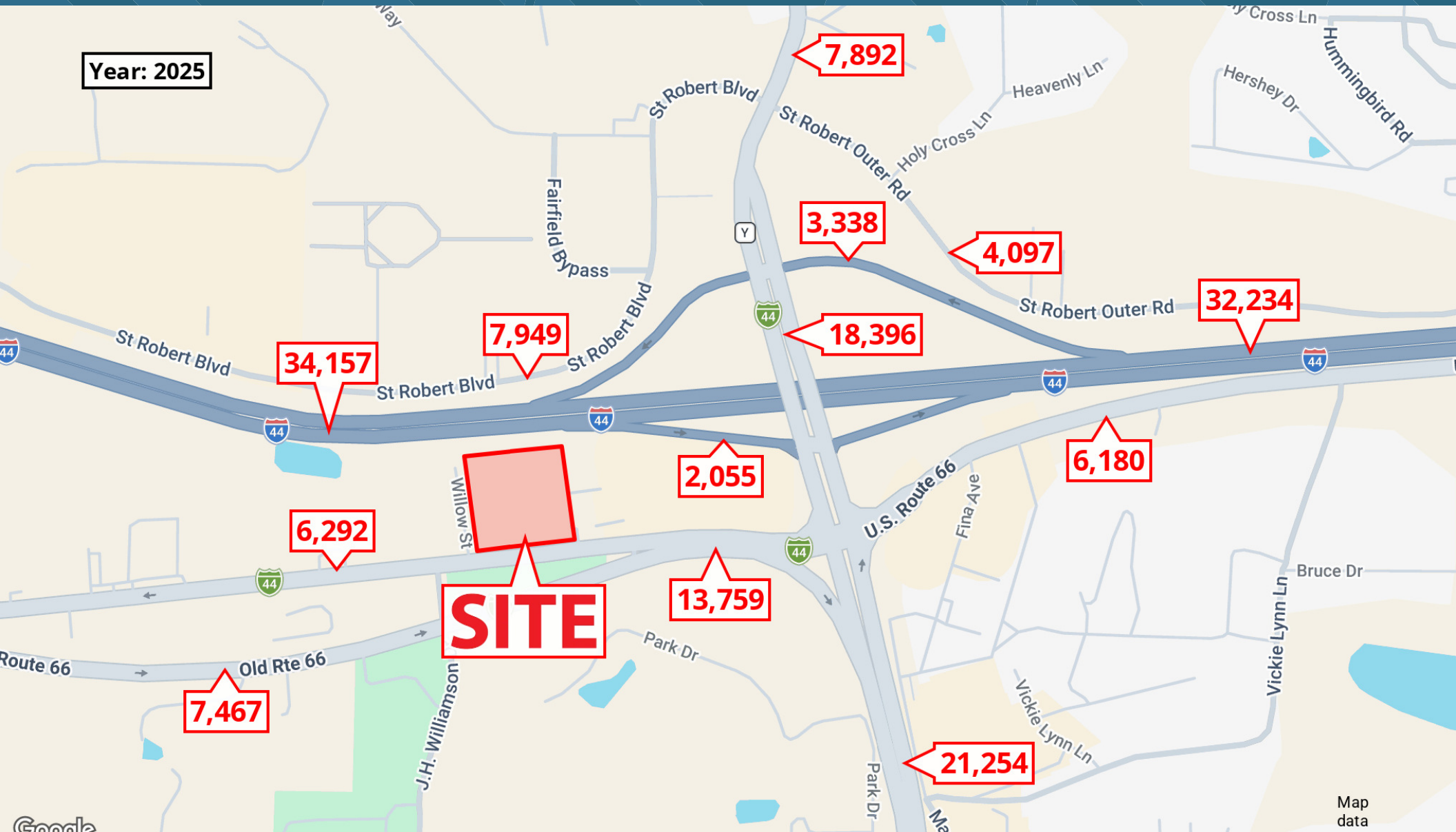
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RETAILER MAP

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TRAFFIC COUNT MAP



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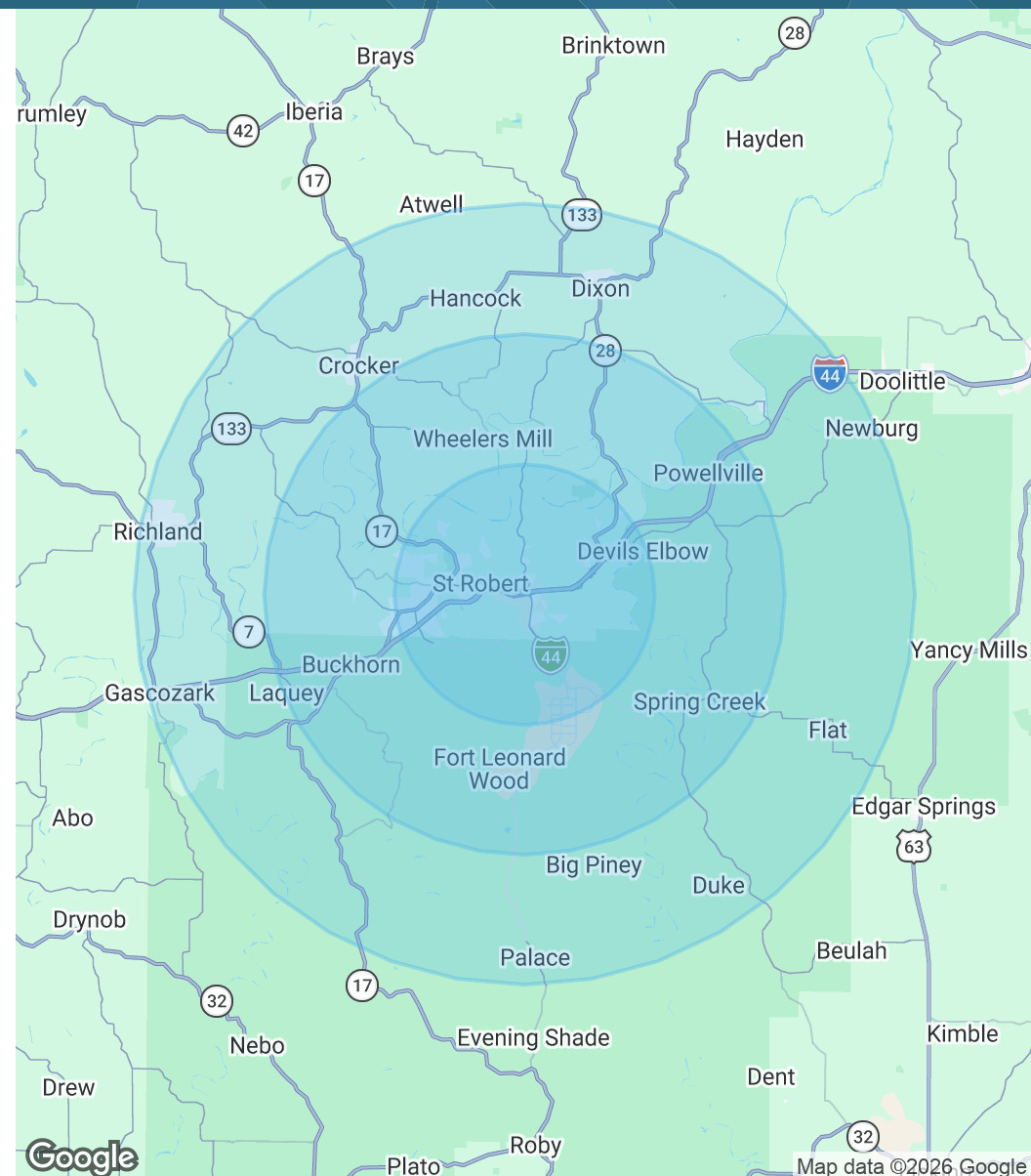
POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	31,827	44,760	57,271
Average Age	31	32	34
Average Age (Male)	30	31	33
Average Age (Female)	32	33	35

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	9,750	13,215	18,361
# of Persons per HH	3.3	3.4	3.1
Average HH Income	\$84,145	\$84,088	\$83,563
Average House Value	\$201,259	\$200,968	\$202,351

2020 American Community Survey (ACS)



DEMOGRAPHICS MAP & REPORT

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MEET THE TEAM

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