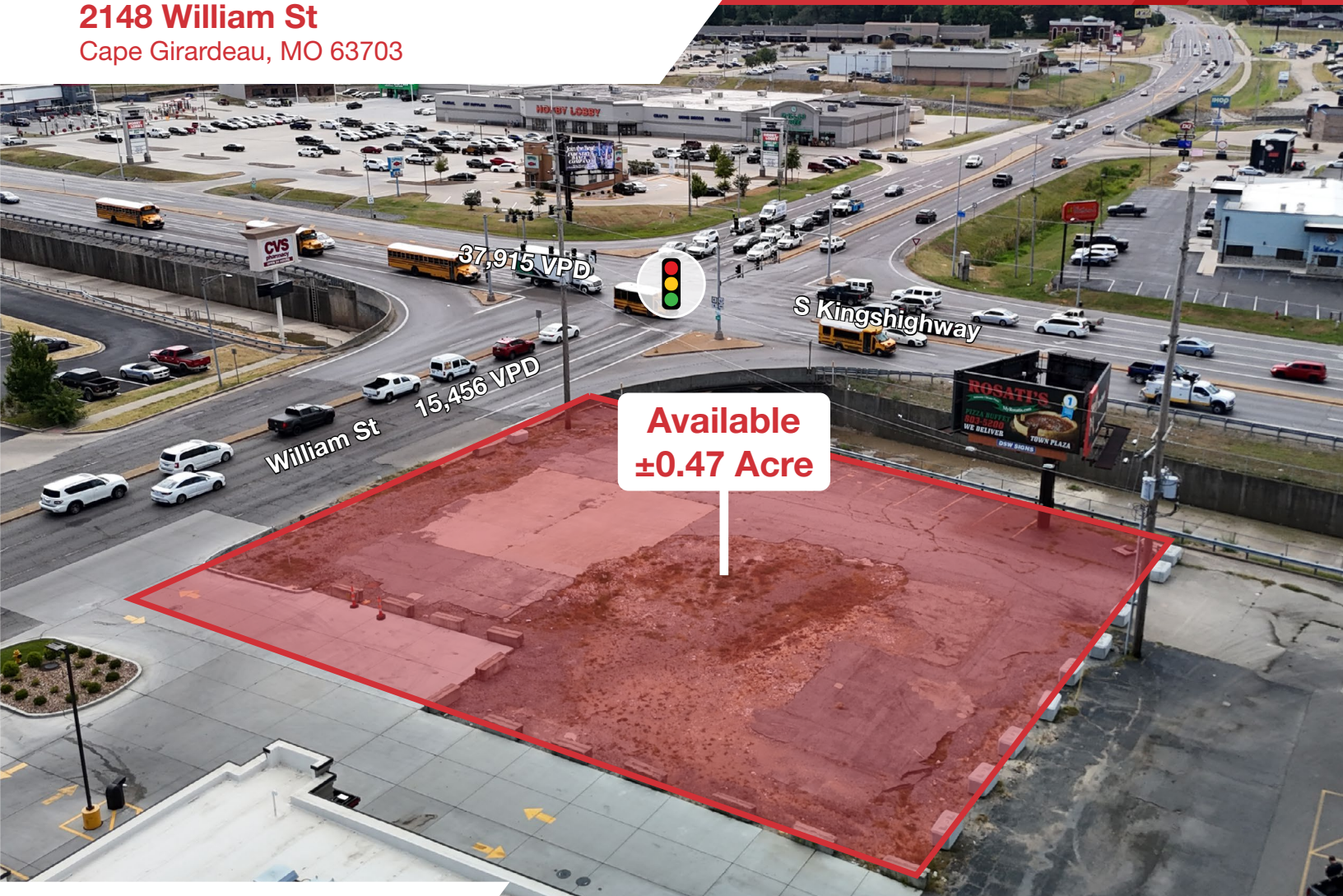


For Lease

NAIDESCO

2148 William St
Cape Girardeau, MO 63703



Property Highlights



For Ground Lease
0.47 Acres



**Land Ideal for QSR,
Retail, Multi-Tenant**



**High-Visibility Retail
Corridor**



**Contact Broker
for Pricing**

For more information, please contact:

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(314) 994 - 4800
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Property Features

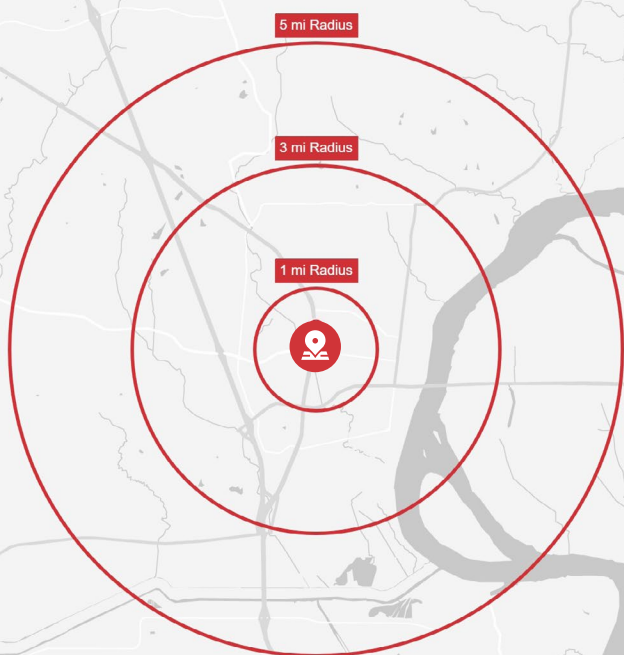
- ±0.47 acre ground lease opportunity
- ±1 mile to I-55, Exit 96 – Cape Girardeau's primary retail exit
- Surrounded by major anchors: West Park Mall, Walmart Supercenter, Target
- High-visibility retail corridor serving I-55 trade area with mall, hotels, QSR, and big-box retailers
- Zoned C-2 Commercial
- Ideal for QSR with drive-thru, multi-tenant retail, medical/urgent care, bank, or service retail
- Strong traffic counts – 32,742 VPD at William St/ Route K and I-55
- Direct frontage with quick access to N Kingshighway and Mt Auburn Rd, connecting mall, university, and medical hubs

 **Contact Broker for Pricing**



Demographics

“Cape Girardeau is where small-town charm meets big-city opportunity—offering a thriving economy, a skilled workforce, and a welcoming community.”



Population



Households



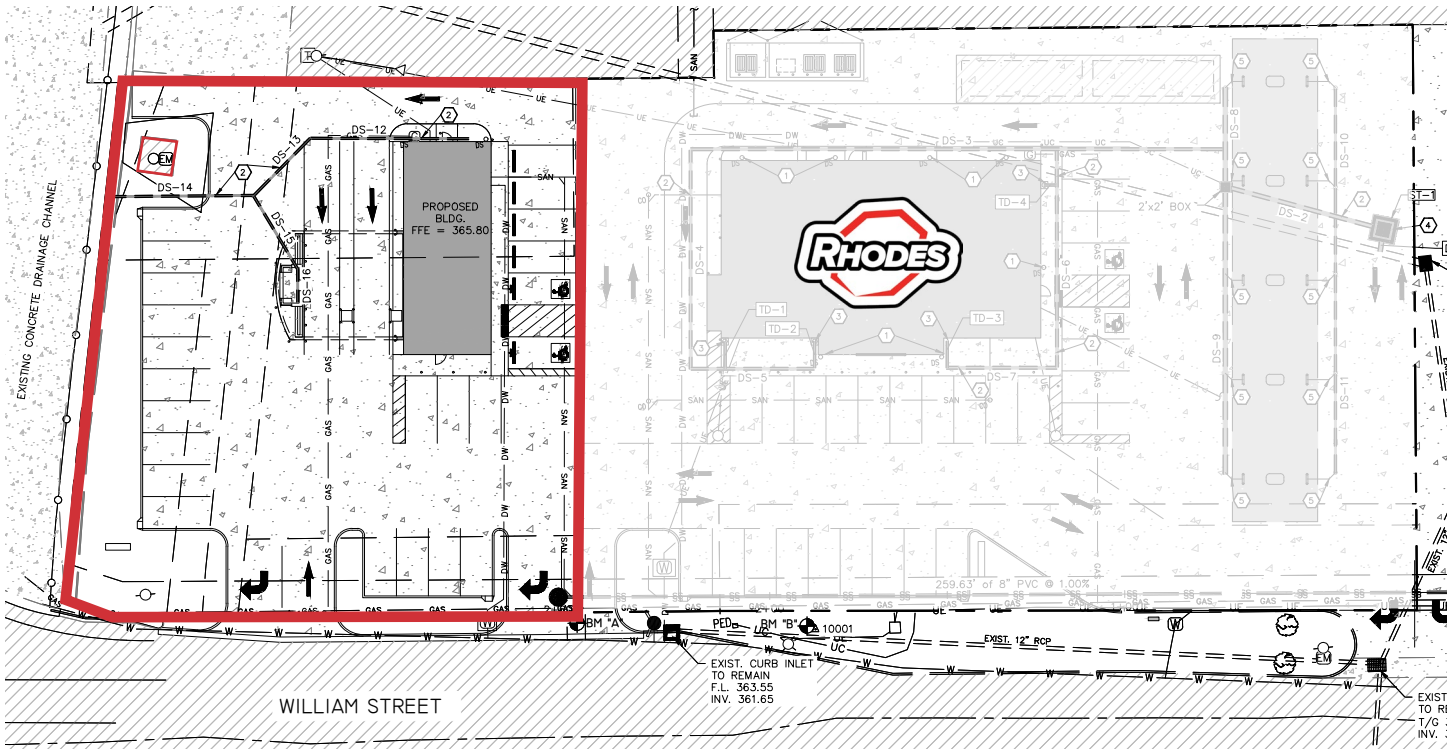
Average HH Income

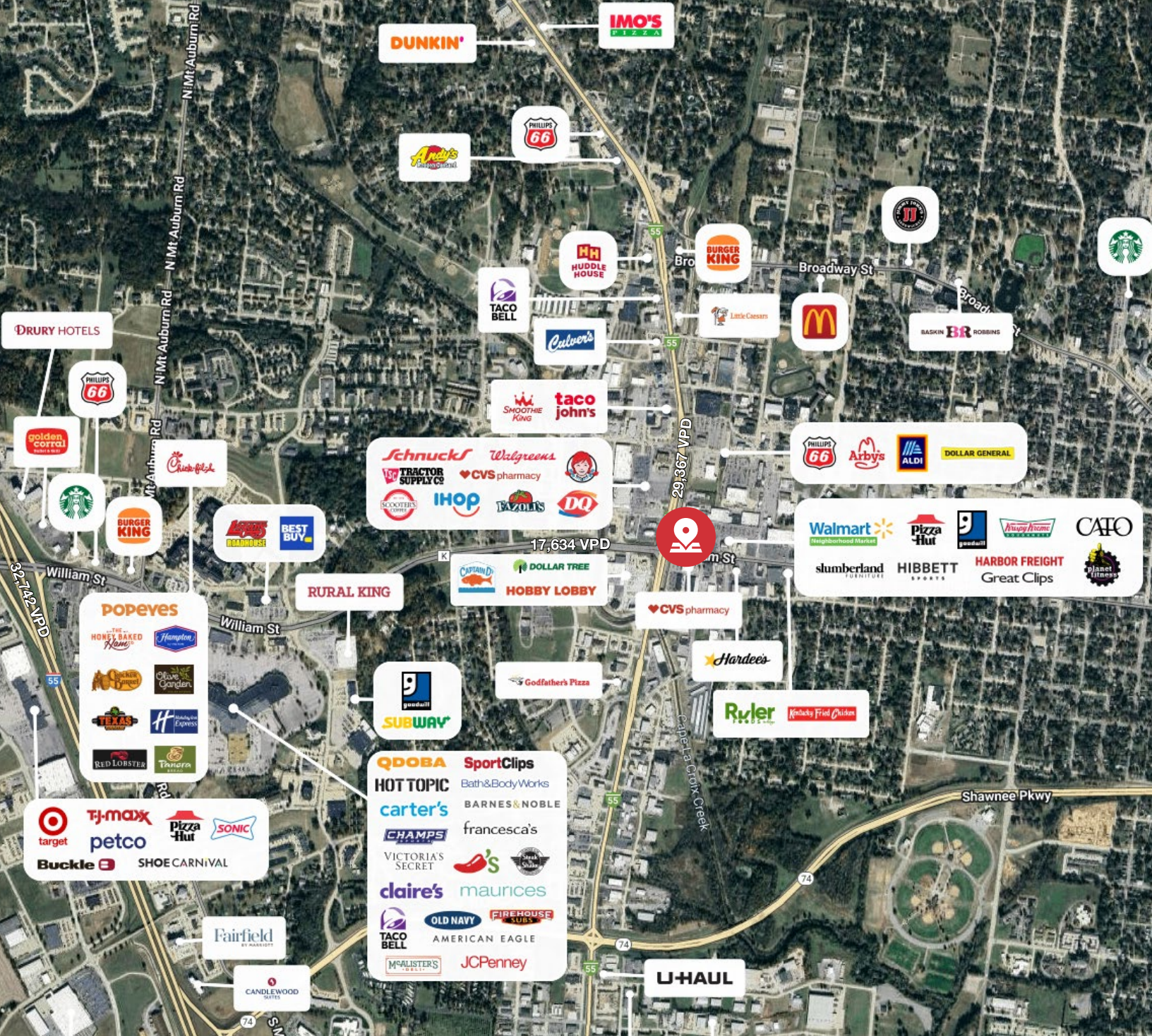


Total Businesses

	1 Mile	3 Mile	5 Mile
Population	7,662	37,832	44,603
Households	3,407	15,589	18,326
Average HH Income	\$70,578	\$80,280	\$86,326
Total Businesses	742	2,287	2,577

Conceptual Site Plan





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