



620 MISSOURI 25

DEXTER, MO 63841

FOR LEASE

Presented By:

MATT HUBER

573.334.5200
mhuber@lorimont.com

PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$4,500 per month (NNN)
Available SF:	2,450 SF
Lot Size:	2.54 Acres

PROPERTY DESCRIPTION

2,450 SF REMODELED COMMERCIAL BUILDING ON 2.5 ACRES — READY FOR YOUR BUSINESS!

Versatile commercial opportunity on State Highway 25 in Dexter, MO. Formerly operated as a used car lot, this property offers a recently remodeled building and approximately 2.5 acres of land, providing a combination of usable indoor space and substantial outdoor area that is increasingly difficult to find.

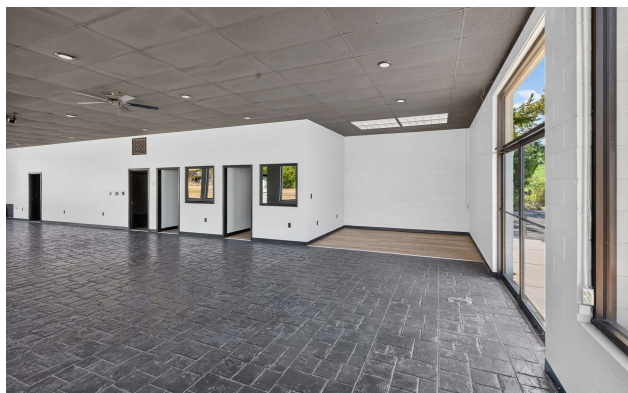
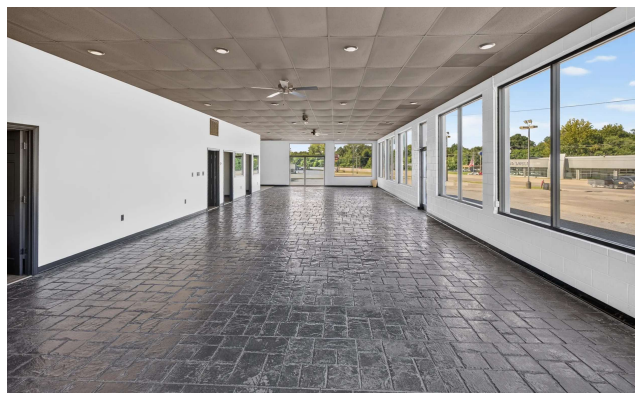
The 2,450 SF building has been recently remodeled inside and out and is ready for immediate occupancy. The interior features a large open area that can function as retail or showroom space or be configured to fit a variety of business needs. The building also includes 2–3 private offices, providing flexibility for administrative, sales or professional functions.

The real advantage is the acreage. The large 2.5-acre site provides room for customer parking, inventory, vehicles, equipment, trailers, fleet parking, outdoor storage or other permitted uses. The property could be particularly attractive to contractors, construction companies, landscapers, equipment businesses, automotive-related users, trucking and logistics operations, service companies and businesses needing a potential drop lot.

With its Highway 25 location, remodeled building and generous outdoor space, this property offers an unusually flexible leasing opportunity for a business that needs both a professional commercial building and room to operate outside.

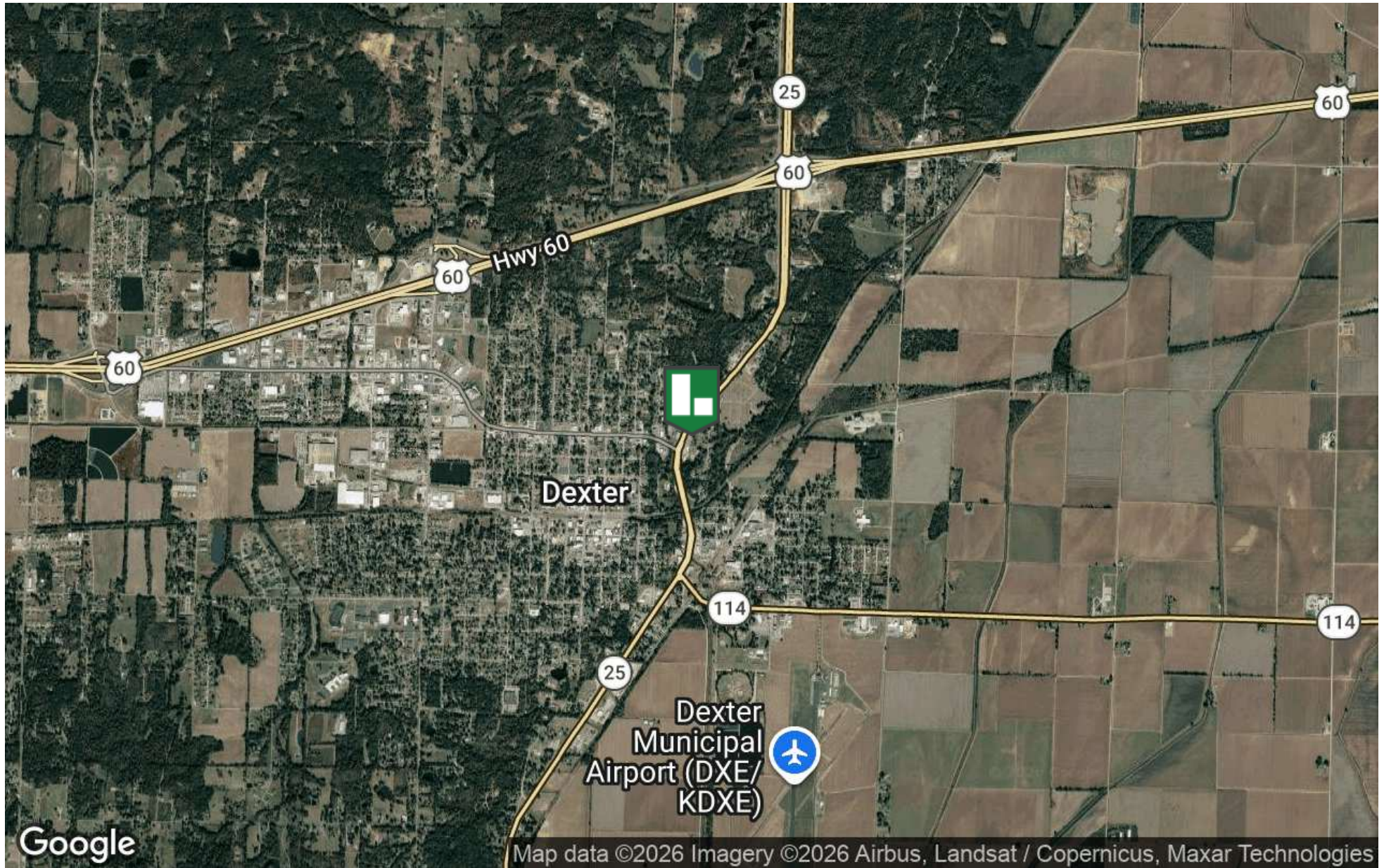
Bring your business concept and explore the possibilities. The building is ready, the space is flexible and the acreage gives you room to grow.

ADDITIONAL PHOTOS



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LOCATION MAP



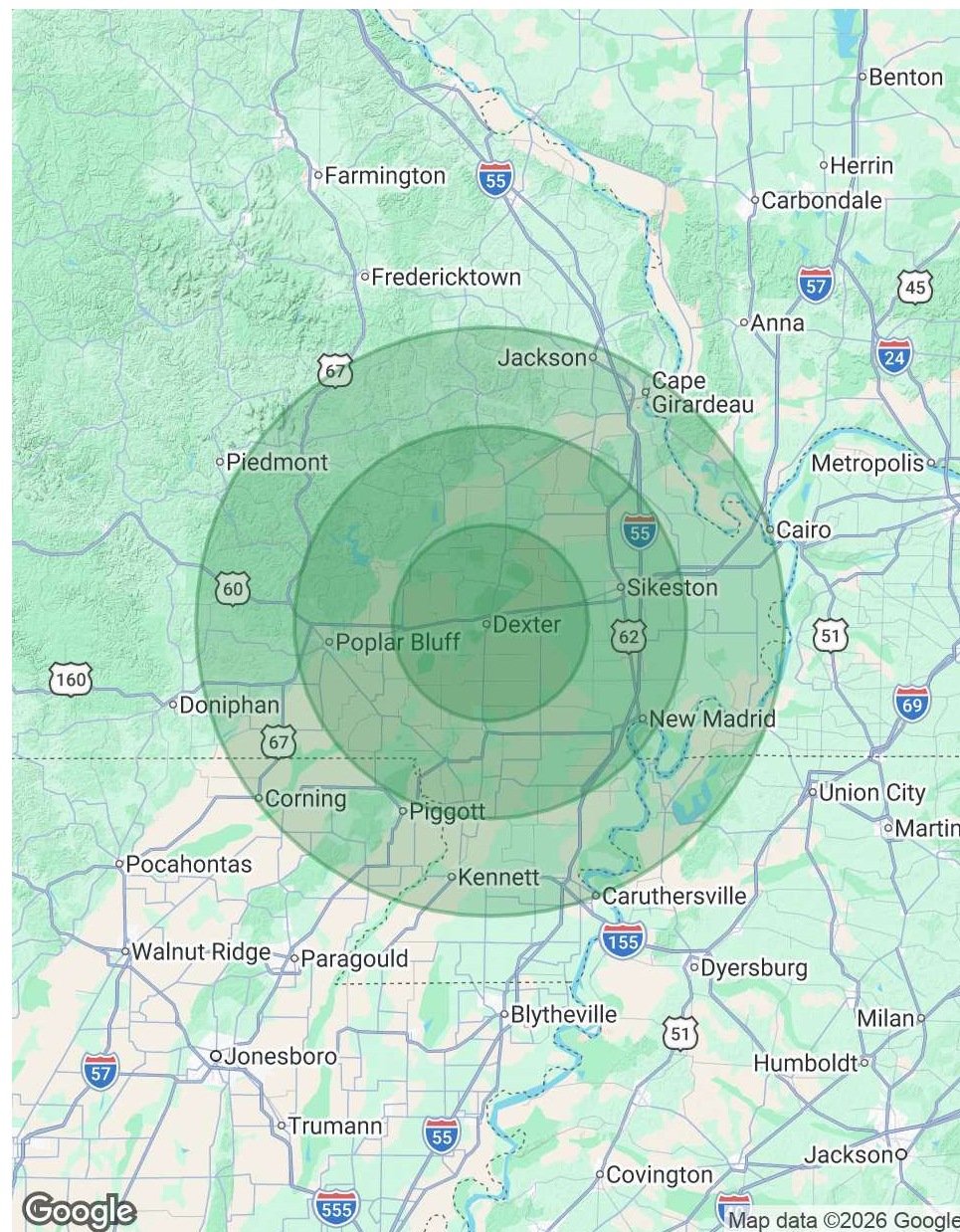
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DEMOGRAPHICS MAP & REPORT

POPULATION	15 MILES	30 MILES	45 MILES
Total Population	26,023	121,491	274,533
Average Age	42.1	41.0	40.4
Average Age (Male)	40.1	39.3	39.0
Average Age (Female)	44.7	42.6	41.6

HOUSEHOLDS & INCOME	15 MILES	30 MILES	45 MILES
Total Households	10,373	48,431	108,704
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$68,074	\$68,777	\$71,434
Average House Value	\$145,255	\$141,801	\$158,116

2023 American Community Survey (ACS)



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MATT HUBER



MATT HUBER

Commercial REALTOR®

mhuber@lorimont.com

Direct: 573.334.5200 | Cell: 573.510.3993

MO #2023031239

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

276 S. Mount Auburn Rd, <https://www.lorimont.com/>
Cape Girardeau, MO 63703
573.334.5200

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