

FOR SUBLEASE

122 W. GEORGE E. PHELPS BLVD CARTHAGE, MO 64836



STOREFRONT RETAIL

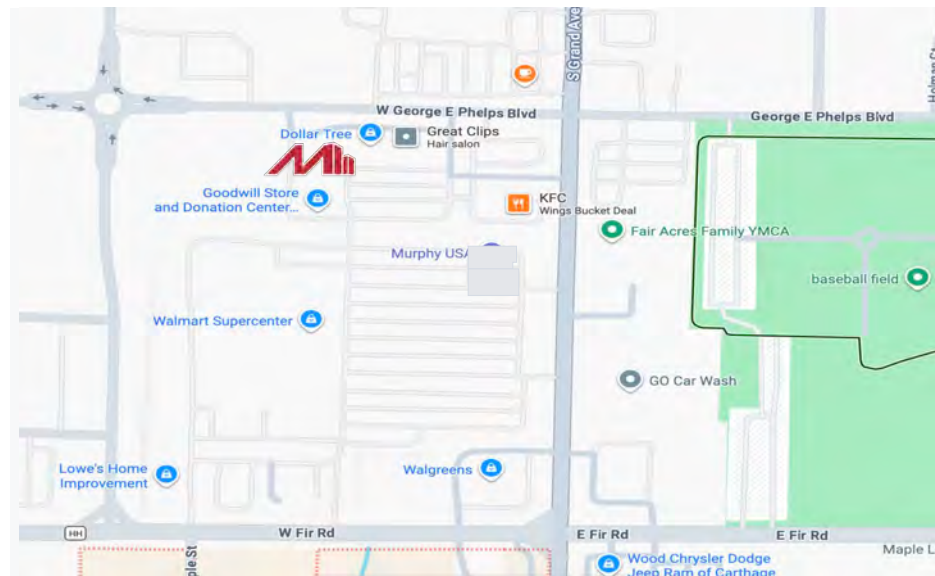
- Positioned South Carthage Major Retail Corridor
- Convenient Access 71HWY/I49
- Surrounded By Major QSR, Retailers, Restaurants
- National Brand CO-Tenants
- Exceptional Sub-Lease Rate



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EXECUTIVE SUMMARY



PROPERTY SUMMARY

SUBLEASE RENT	\$13.00 SF
LEASE TYPE	MG
SPACE SIZE	4,725 SF
BUILDING CLASS	B
PARKING	Parking Lot
ZONING	General Business
MARKET	Carthage
TAXES	\$11,647.80

PROPERTY OVERVIEW

In-line retail space excellently positioned in the Walmart Plaza shadow anchored by Walmart Supercenter. Located in and along the south-side retail corridor of Carthage Missouri with easy access to Interstate Highway 49. Surrounded by a strong mix of national retailers, QSR, service providers and medical, including Walmart Superstore, McDonalds, Carthage Chrysler Dodge, Walgreens, Starbucks, Fair Acres YMCA, KFC, Mercy Hospital.

This space features 4,725 sf of open clear span retail area with rear storage area and restroom. Full glass storefronts with 10 ft plus ceiling heights enables tall display setups and visibility. Ample parking with 5 dedicated parking spaces and sign monument space included.

Sublease rate is competitively priced at \$13.00sf MG- Modified Gross. Sub-Tenant responsible for interior maintenance, janitorial and utilities. Would prefer 5 year plus lease - negotiable.

Walmart Plaza Co-tenants include Goodwill, Dollar Tree, Great Clips, Verizon, Carthage Pediatric Dental, Nail Spa.

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ADDITIONAL PHOTOS



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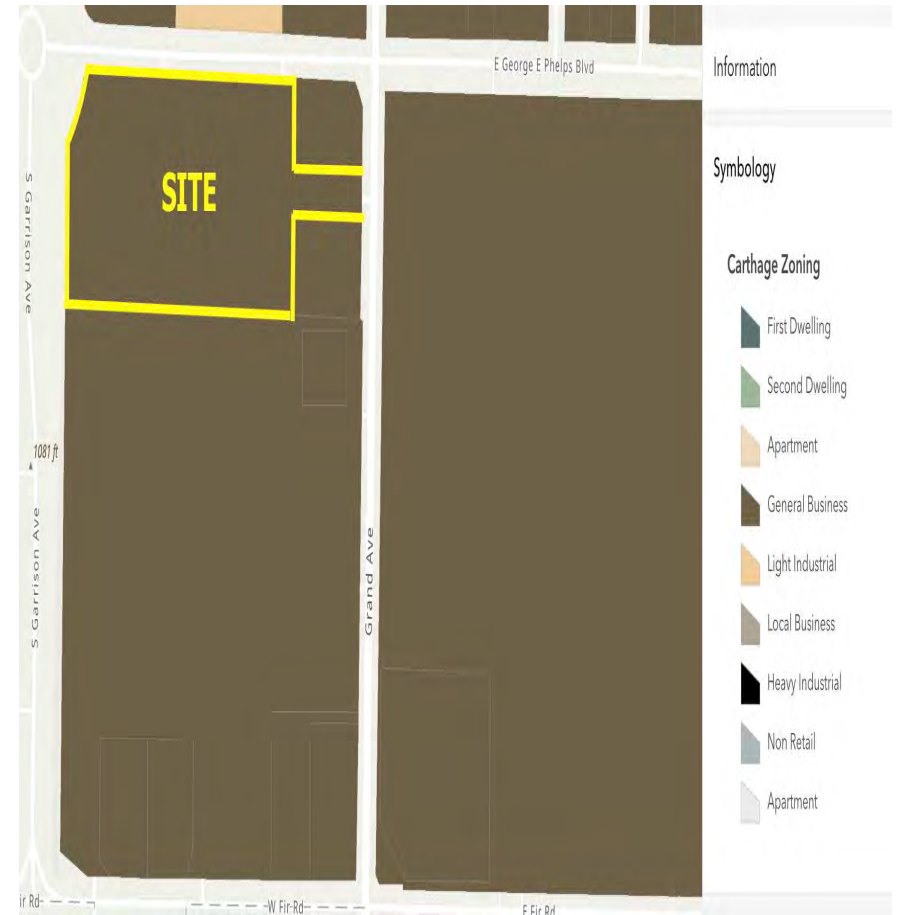
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AERIAL MAP VIEW

AERIAL MAP



ZONING MAP



RETAIL SPACE
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SITE LOCATION



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