



334 N. BROADVIEW

CAPE GIRARDEAU, MO 63701

FOR LEASE

Presented By:

TOM KELSEY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Up to 50,000 SF of warehouse space available in central Cape location. Flexible space sizes and truck loading docks. Building is heated and has fire sprinklers.

PROPERTY HIGHLIGHTS

- Up to 50,000 SF of space available
- Flexible space sizes possible
- Truck loading docks
- Heated space
- Central Cape Girardeau location
- Fire sprinklers
- Office space also available
- Immediate occupancy possible

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$3.00 SF/yr (NNN) |
| Available SF: | 50,000 SF |
| Building Size: | 50,000 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,664 | 14,139 | 18,887 |
| Total Population | 5,801 | 35,178 | 46,965 |
| Average HH Income | \$52,465 | \$53,182 | \$54,101 |

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LOCATION MAPS



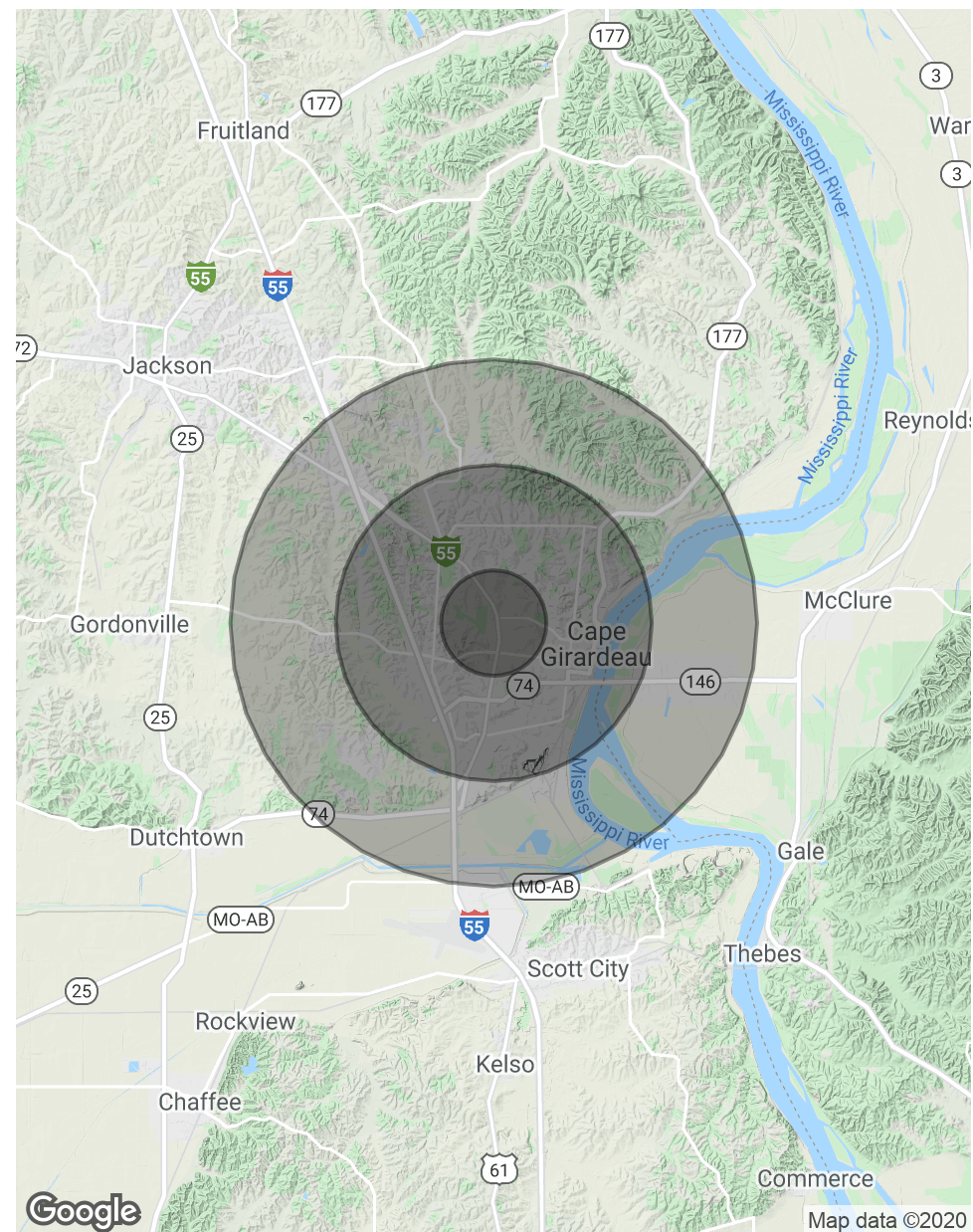
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,801 | 35,178 | 46,965 |
| Average age | 35.7 | 32.9 | 33.8 |
| Average age (Male) | 33.6 | 31.6 | 32.4 |
| Average age (Female) | 37.4 | 33.7 | 34.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,664 | 14,139 | 18,887 |
| # of persons per HH | 2.2 | 2.5 | 2.5 |
| Average HH income | \$52,465 | \$53,182 | \$54,101 |
| Average house value | \$127,864 | \$151,603 | \$163,185 |

* Demographic data derived from 2010 US Census



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