



For Sale



For more information please contact:

### David Havens

Senior Broker

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### Curtis Jared

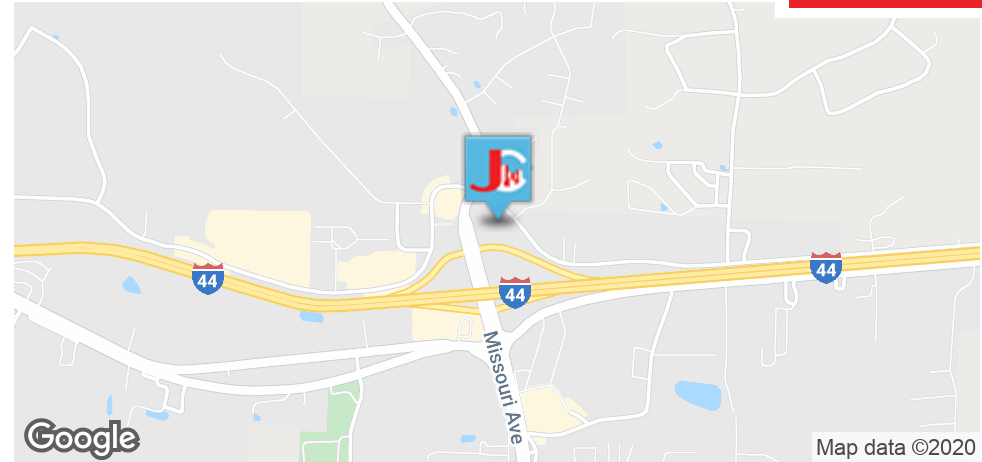
President & CEO

417.877.7900 x111

cjared@jaredenterprises.com



For Sale



### OFFERING SUMMARY

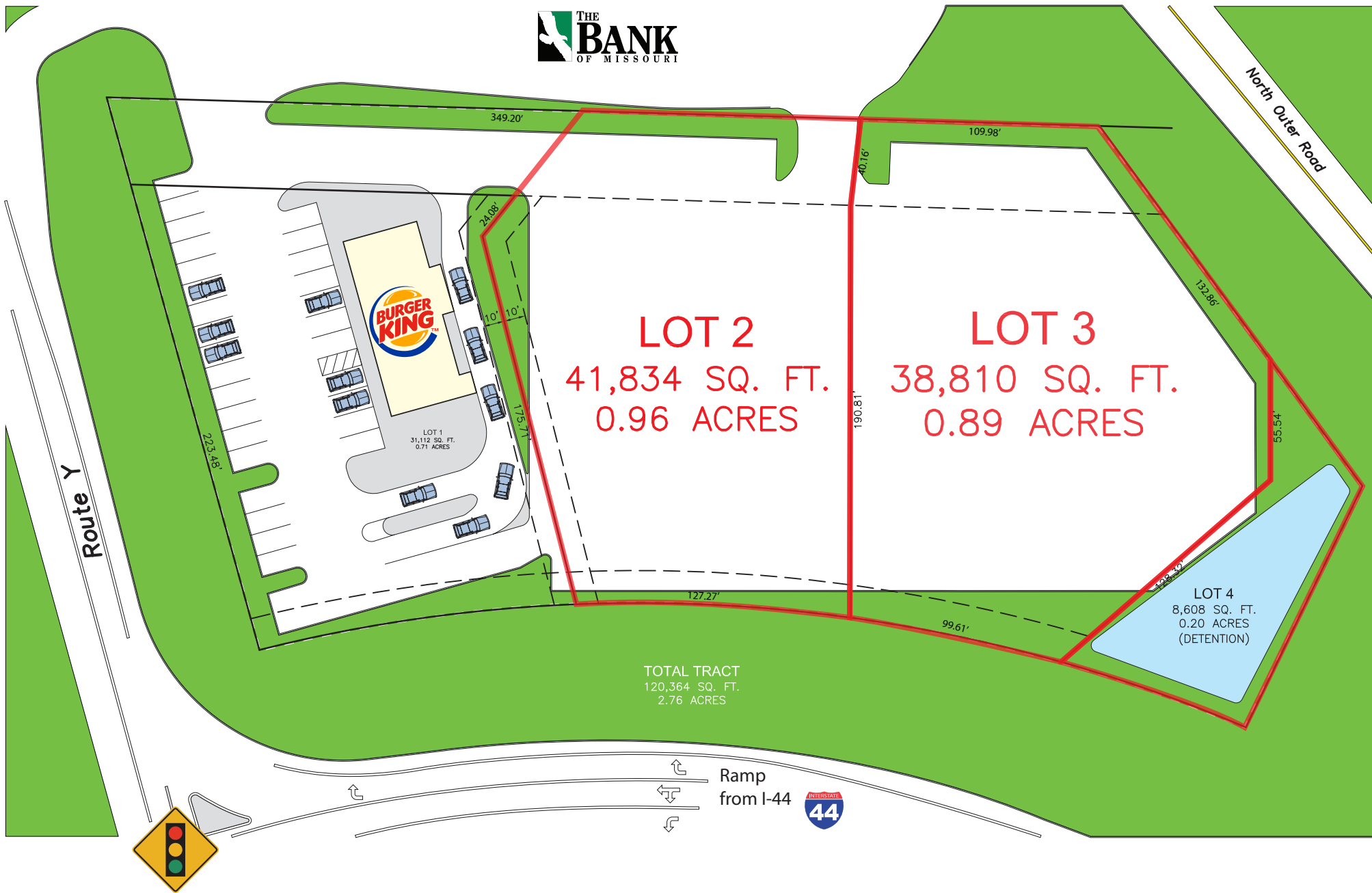
Sale Price:	Subject To Offer
Available SF:	1,200 - 4,200 SF
Lot Size:	2 Acres
Price / Acre:	-
Year Built:	2019
Zoning:	Commercial
Market:	St Robert, MO
Submarket:	For Leonard Wood Army Base

### PROPERTY OVERVIEW

1 - 2 Retail ready pad sites for sale. Located in St Robert, MO.

### PROPERTY HIGHLIGHTS

- Great visibility from Interstate 44.
- Easy access.
- High traffic count.
- Close proximity to Fort Leonard Wood Army Base.
- Close proximity to I-44.
- 1.85 Acres of Build-able area.





420-426 HWY Y, ST ROBERT, MO 65584

STROBERTPAD.SP

For Sale



Google

Map data © 2020 Imagery © 2020, Maxar Technologies, USDA Farm Service Agency

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | [www.jaredcommercial.com](http://www.jaredcommercial.com)

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



# Patriot Plaza



420-426 HWY Y, ST ROBERT, MO 65584

ADDITIONAL PHOTOS

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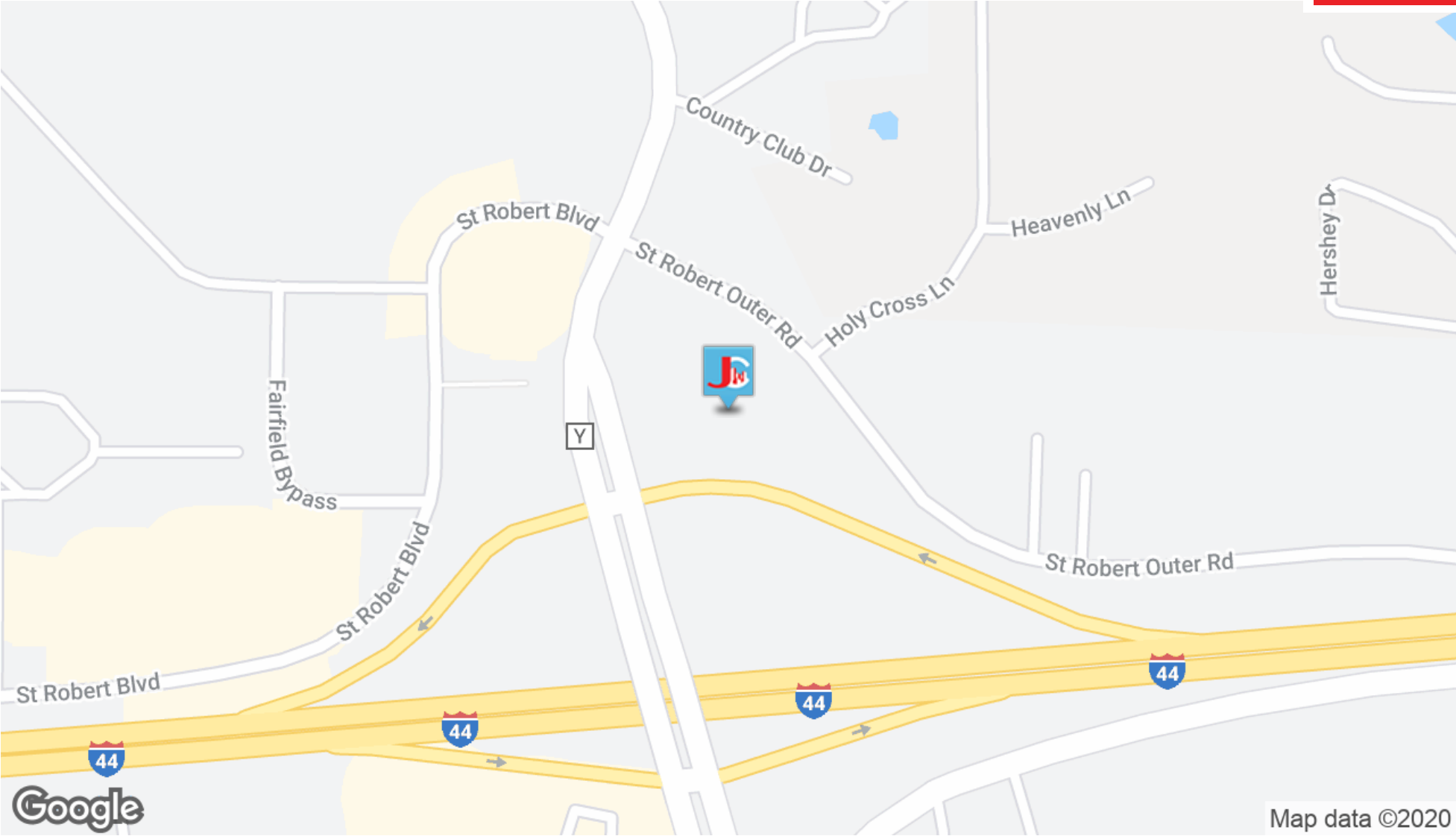




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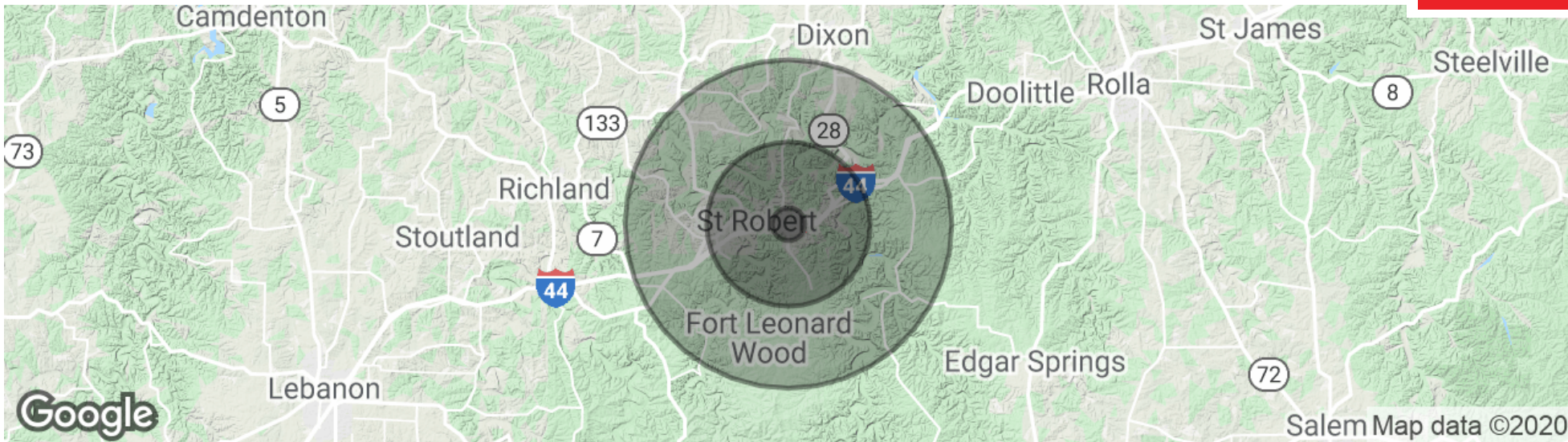
LOCATION MAPS

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### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,687	20,545	41,719
Median age	29.0	27.2	28.7
Median age (Male)	27.8	26.4	27.8
Median age (Female)	30.8	27.2	29.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	601	6,147	12,465
# of persons per HH	2.8	3.3	3.3
Average HH income	\$54,132	\$51,080	\$51,916
Average house value	\$146,064	\$144,750	\$133,188

\* Demographic data derived from 2010 US Census



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ADVISOR BIO

For Sale



## DAVID HAVENS

Senior Broker

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MO #2015037234

### EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.  
Entrepreneurship Certificate from University of Northern Colorado  
CCIM Candidate  
Missouri and Colorado Real Estate License  
Business Brokerage Certificate- VR

### MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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### EDUCATION

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Real Estate License

### MEMBERSHIPS

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Missouri Realtors  
National Association of Realtors

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