



For Lease



For more information please contact:

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Senior Broker

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For Lease



PROPERTY OVERVIEW

12,000 SqFt Retail Space for lease in Aurora, MO.

PROPERTY HIGHLIGHTS

- Great Visibility.
- Easy Access.
- Street Parking.
- Corner Lot.

PROPERTY SUMMARY

Available SF:	12,000 SF
Lease Rate:	\$4.00 SF/yr (NNN)
Lot Size:	0.9 Acres
Building Size:	12,000 SF
Building Class:	A
Zoning:	Commercial
Market:	Aurora, MO
Cross Streets:	S Jefferson Ave



30 E COLLEGE ST, AURORA, MO 65605

AVAILABLE SPACES

For Lease

Lease Rate: \$4.00 SF/YR (NNN) **Total Space:** 12,000 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
30	Retail Space	\$4.00 SF/YR	NNN	12,000 SF	Negotiable	End Cap



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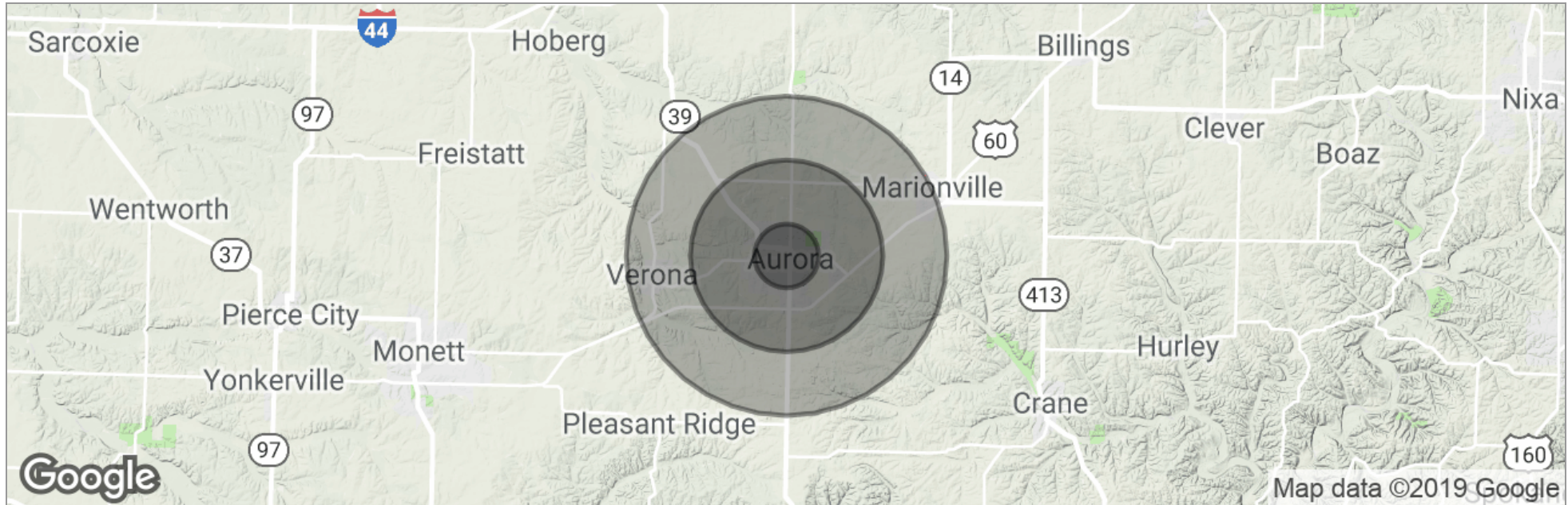
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,624	10,452	12,790
MEDIAN AGE	38.2	39.1	40.0
MEDIAN AGE (MALE)	38.6	39.5	40.1
MEDIAN AGE (FEMALE)	37.8	38.8	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,063	4,221	5,177
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$39,272	\$40,675	\$41,984
AVERAGE HOUSE VALUE	\$113,484	\$113,512	\$117,715

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	1 Mile	3 Miles	5 Miles
Total Population	2,624	10,452	12,790
Population Density	835	370	163
Median Age	38.2	39.1	40.0
Median Age (Male)	38.6	39.5	40.1
Median Age (Female)	37.8	38.8	40.0
Total Households	1,063	4,221	5,177
# of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$39,272	\$40,675	\$41,984
Average House Value	\$113,484	\$113,512	\$117,715

* Demographic data derived from 2010 US Census



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Memberships & Affiliations

CCIM, ICSC, NAR, MAR.

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