



AUBURN PARK

3065 WILLIAM, CAPE GIRARDEAU, MO 63703

FOR LEASE

Presented By:

TOM KELSEY

573.334.5200

tkelsey@lorimont.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Great multi-story class "A" professional office building.

PROPERTY HIGHLIGHTS

- Adjacent to West Park Mall
- Quality Construction
- Located Just Off I-55
- High Traffic & Visibility Location

OFFERING SUMMARY

Lease Rate:	\$18.00 - 25.00 SF/yr (NNN)
Available SF:	976 - 4,273 SF
Lot Size:	
Building Size:	50,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	971	19,106	32,386
Total Population	2,186	47,492	80,705
Average HH Income	\$58,444	\$55,001	\$55,687

Presented By: **TOM KELSEY** | tkelsey@lorimont.com

ADDITIONAL PHOTOS



Presented By: **TOM KELSEY** | tkelsey@lorimont.com

LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	976 - 4,273 SF	Lease Rate:	\$18.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 105	-	2,478 SF	NNN	\$25.00 SF/yr	Ground floor with great parking. Signage on front of space. Rate includes all utilities except voice and data.
Suite 109	Available	4,273 SF	NNN	\$25.00 SF/yr	Ground floor with great parking. Signage on front of space. Rate includes all utilities except voice and data.
Suite 201	-	1,782 SF	NNN	\$25.00 SF/yr	Ground floor with great parking. Signage on front of space. Rate includes all utilities except voice and data.
Suite 202	-	775 SF	NNN	Negotiable	1st floor space with plenty of off-street parking and great signage on the space and pylon highway sign.
Suite 207	LEASED!	1,752 SF	NNN	\$18.00 SF/yr	1,752 SF first floor lease space suitable for retail, office or professional service tenants. Signage on front of space.
Suite 304	LEASED!	631 SF	NNN	\$17.00 SF/yr	-
Suite 305	Available	976 SF	NNN	\$18.00 - \$20.00 SF/yr	976 SF retail, office, or service type space. with great parking. Signage on front of space.
Suite 310	Available	1,009 SF	NNN	\$18.00 - \$20.00 SF/yr	Lease rate includes water and electric.

Presented By: **TOM KELSEY** | tkelsey@lorimont.com

RETAILER MAP



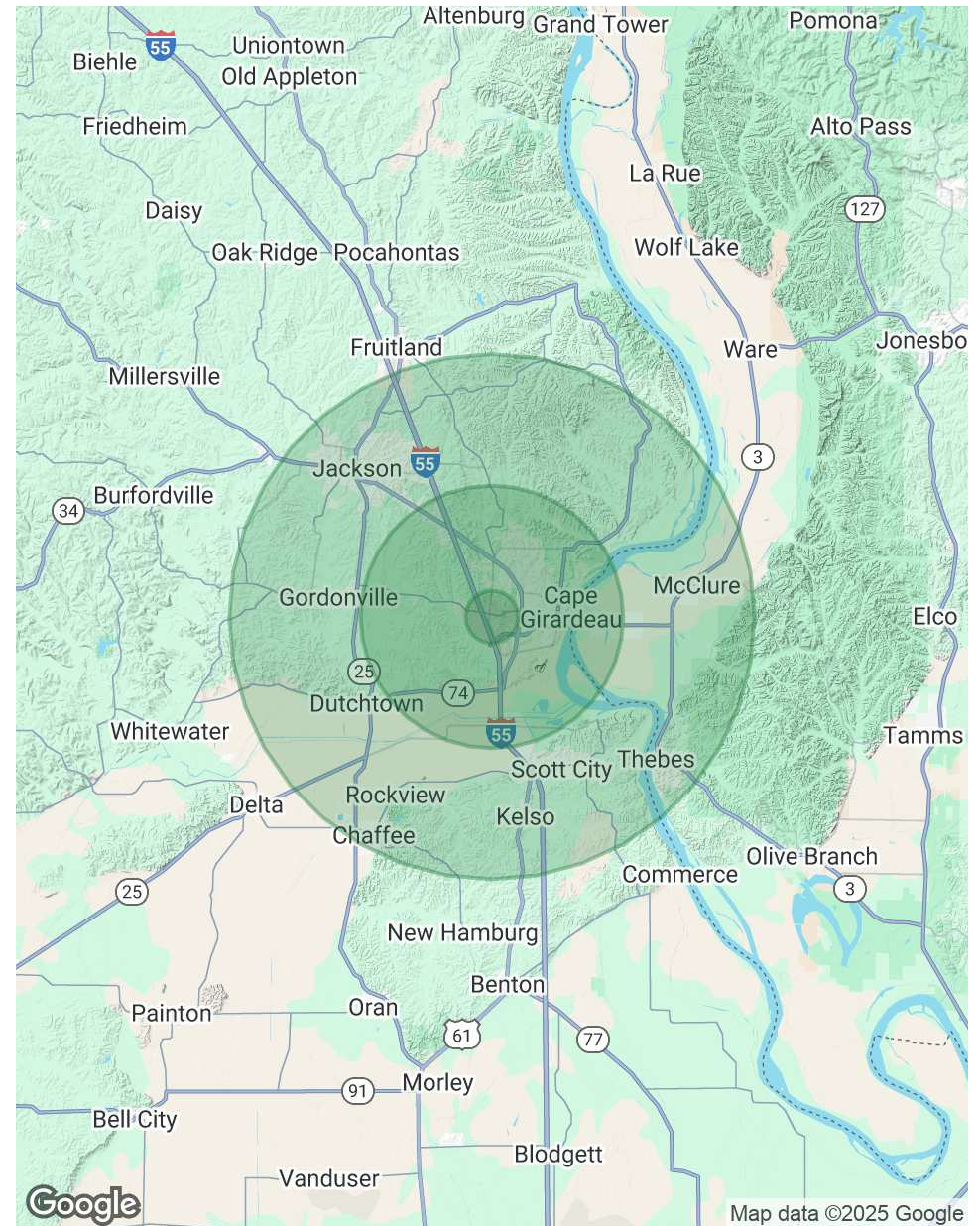
Presented By: **TOM KELSEY** | tkelsey@lorimont.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,186	47,492	80,705
Average age	35.7	34.4	36.1
Average age (Male)	35.2	32.8	34.4
Average age (Female)	34.0	35.5	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	971	19,106	32,386
# of persons per HH	2.3	2.5	2.5
Average HH income	\$58,444	\$55,001	\$55,687
Average house value	\$213,451	\$168,249	\$164,929

* Demographic data derived from 2020 ACS - US Census



Presented By: **TOM KELSEY** | tkelsey@lorimont.com