

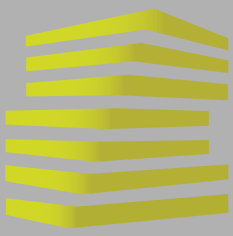
3269 WILLIAM ST

6,439 SF BUILDING ON 1.83 ACRES FOR LEASE

CAPE GIRARDEAU, MO



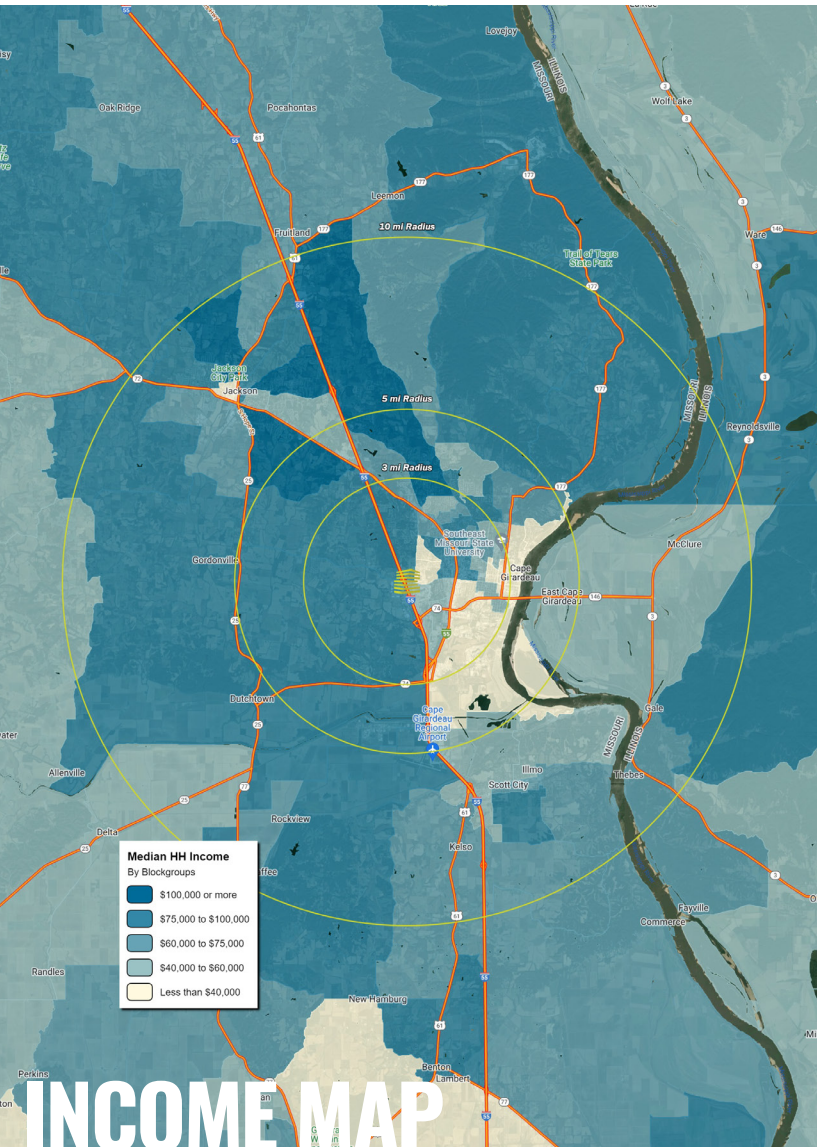
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NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Cape Girardeau, also called 'Cape' by the locals, is the home of Southeast Missouri State University. It is located on the Mississippi River about 120 miles south of St. Louis. Residents enjoy short commute times, a multitude of entertainment and dining options, and a beautiful backdrop all with a low cost of living and a welcoming small town feel. Cape Girardeau is the traffic-free alternative to big city living.

As the regional destination for healthcare, education, entertainment, shopping and employment, Cape Girardeau's population swells to 100,000 daily. Two state-of-the-art hospitals sit within city limits. Together, the hospitals serve more than one million people from five states. Cape Girardeau's top employers include Saint Francis Medical Center, SoutheastHEALTH, Procter & Gamble, Southeast Missouri State University, Robinson Construction, and Isle Casino Cape Girardeau.

Southeast Missouri State University (SEMO) welcomes 10,637 students from the region and across the world every day. Entertainment options include the area's largest shopping mall and a GolfWeek Top 100 course, Dalhousie. Cape Girardeau has a thriving arts and performance community offering something for every taste. Local artists host a monthly art walk inviting connoisseurs and tourists alike to view their latest work. Southeast Missouri State University's River Campus offers concerts, performing arts and other events. From state fairs to ballet, Cape Girardeau is the place for quality entertainment.

DEMOGRAPHICS

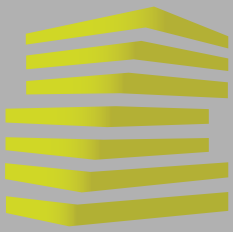
	3 mile	5 miles	10 miles
POPULATION	31,908	44,850	79,562
HOUSEHOLDS	12,915	18,506	32,233
EMPLOYEES	24,111	28,943	36,466
MED HH INCOME	\$58,877	\$59,788	\$67,397

AREA RETAIL | RESTAURANTS



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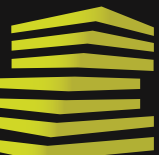
PHOTOS

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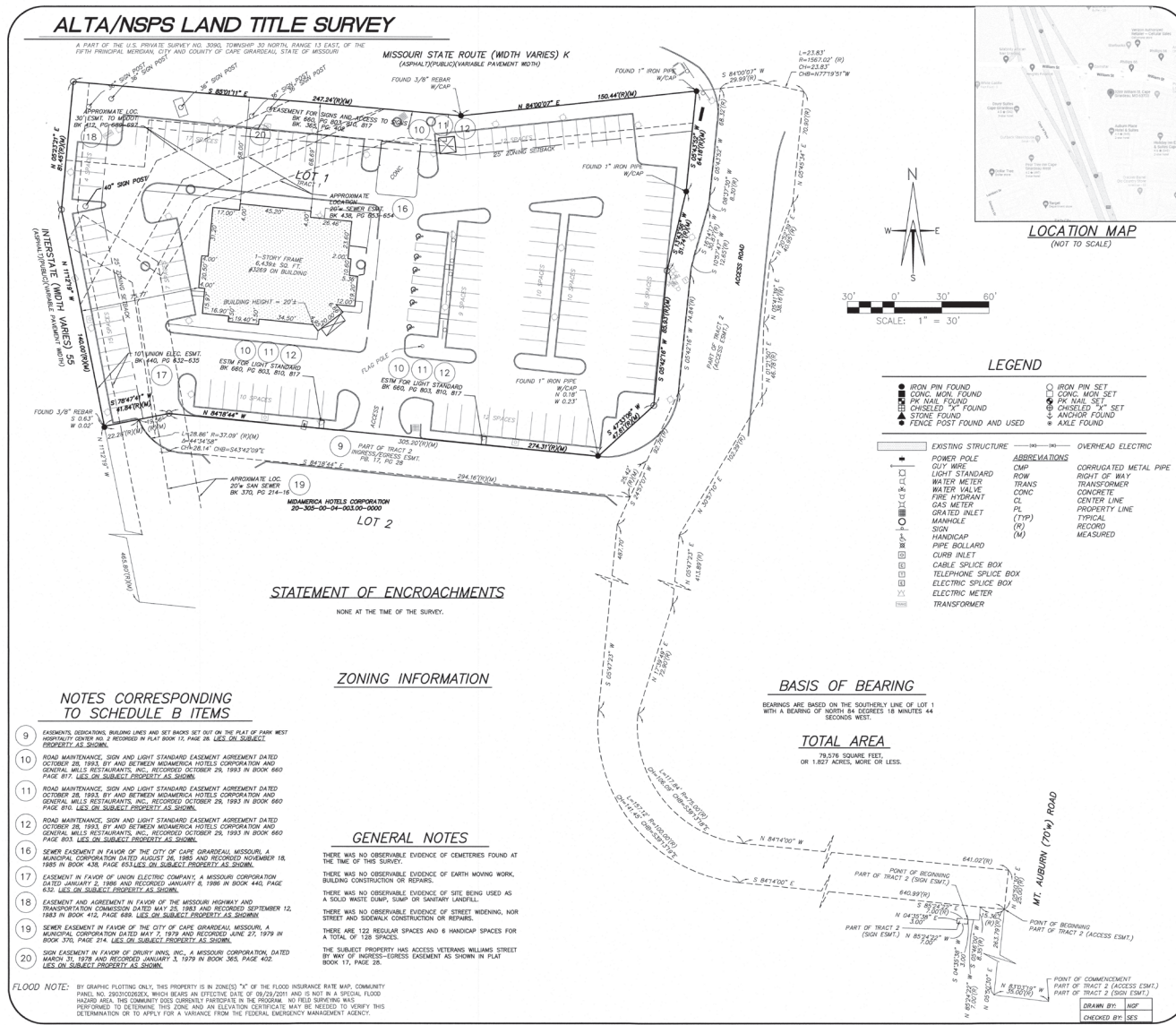
SURVEY + DETAILS

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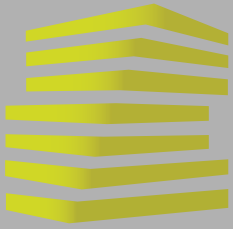
• 1.83 ACRES INCLUDING A 6,439 SF BUILDING AVAILABLE FOR LEASE IN CAPE GIRARDEAU, MO

• LOCATED AT THE SOUTHEAST CORNER OF I-55 AND WILLIAM ST

• PROPERTY INCLUDES A HIGHLY VISIBLE INTERSTATE POLE SIGN

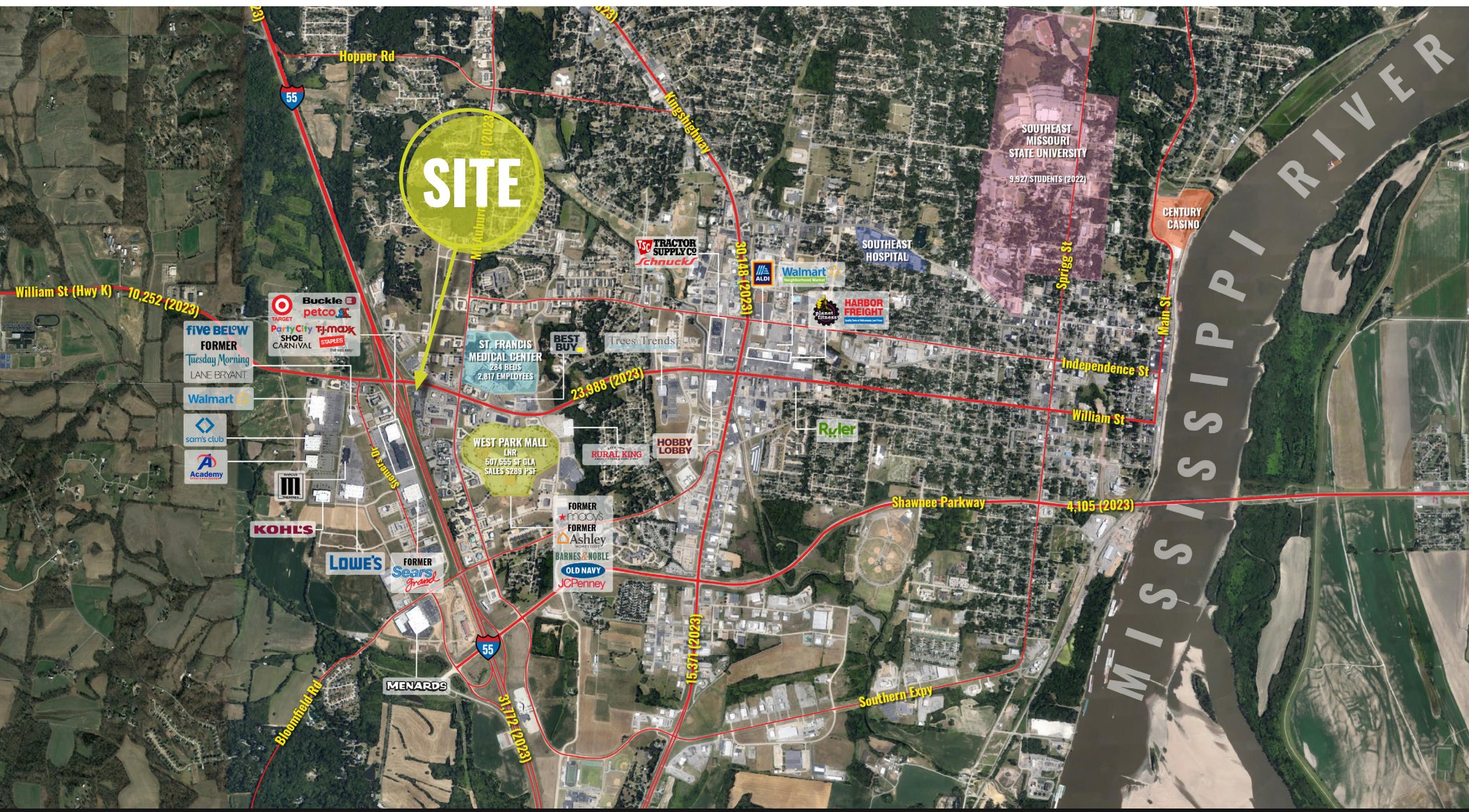
• OWNER OPEN TO SPLITTING THE PROPERTY FOR TWO USERS

• PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION



3269 WILLIAM ST MARKET AERIAL

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