

24,049 SF FORMER STAPLES AVAILABLE FOR LEASE

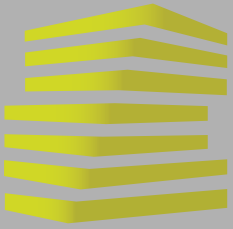
ROLLA, MO

613 S BISHOP AVENUE

AVAILABLE



LOCATION.
commercial real estate



613 S. BISHOP AVE
NEIGHBORHOOD VIBE

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INCOME MAP

TRADE AREA OVERVIEW

Located at the intersection of I-44 and State Highway 63, Rolla is centrally located within the state and less than 100 miles from St. Louis, Jefferson City, Columbia and Springfield. Rolla is home to Missouri University of Science and Technology (7,647 Students), Missouri's premier technological research university, and boasts a history that predates the Civil War. Outdoor attractions abound with numeVrous Vsprings, forested hills and rivers. The parks system boasts over 304 acres including over 10 miles of walking trails, outdoor water park and state of the art indoor fitness complex. All these factors lead to an incredible quality of life as noted by Rolla consistently ranked among the most livable and desirable communities in the country by a number of publications.

Approximately 28 miles outside of Rolla lies Fort Leonard Wood. Fort Leonard Wood is a thriving and prosperous installation that has evolved from a small basic training post 70 years ago to a premier Army Center of Excellence that trains about 80,000 military and civilians each year.

This is a community that values and promotes the arts, which explains the number of concerts, lectures, and exhibitions held annually. From the Blue Ribbon Schools to Phelps County Regional Medical Center (242 beds) to a diverse economy, it's no wonder Rolla has been called one of the "101 Best Outdoor" towns or one of "America's Dreamtown."

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	4,531	22,618	27,121
HOUSEHOLDS	1,777	9,311	11,049
EMPLOYEES	4,476	10,652	12,640
MED HH INCOME	\$50,790	\$46,763	\$53,102

AREA RETAIL | RESTAURANTS

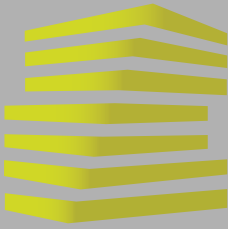


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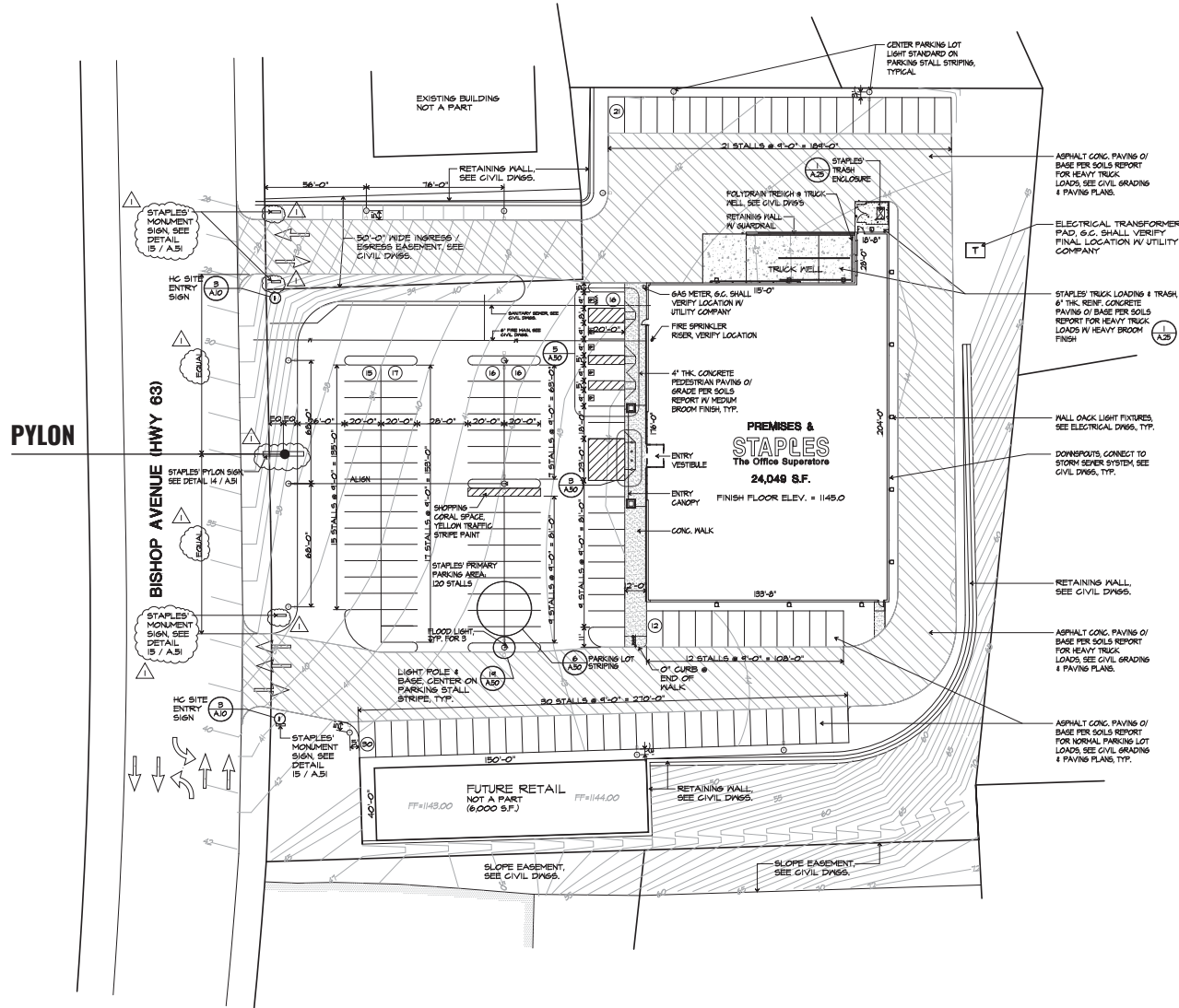
SITE PLAN

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- **24,049 SF FORMER STAPLES AVAILABLE FOR LEASE**
- **CENTRALLY LOCATED IN THE TRADE AREA ACROSS THE STREET FROM WALMART WITH 2.8 MILLION ANNUAL VISITORS ACCORDING TO PLACER.AI**
- **LARGE PYLON PANEL AVAILABLE**
- **RARE JUNIOR BOX SPACE**
- **PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION**



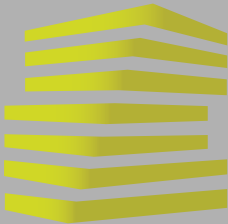
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MARKET AERIAL

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