



3,800 SF
AVAILABLE

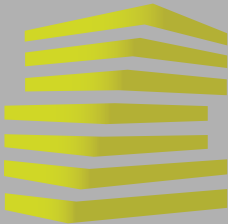
FT WYMAN
CROSSING
3,800 SF AVAILABLE

603 S BISHOP AVENUE

ROLLA, MO

ATHLETICO
PHYSICAL THERAPY

WALK-IN CLINIC ROLLA



FT WYMAN CROSSING

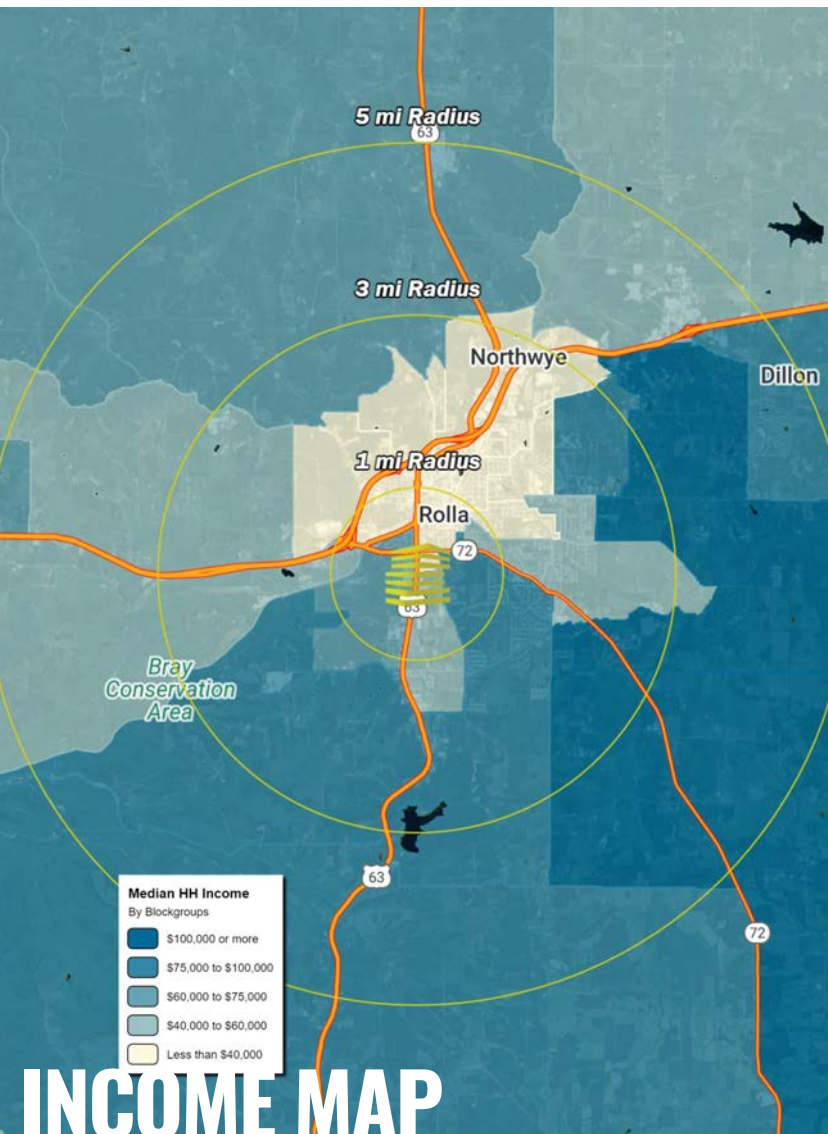
NEIGHBORHOOD VIBE

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT

314.818.1550 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



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.

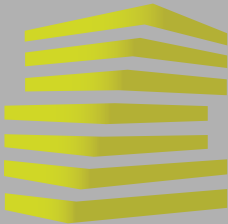
Approximately 28 miles outside of Rolla lies Fort Leonard Wood. Fort Leonard Wood is a thriving and prosperous installation that has evolved from a small basic training post 70 years ago to a premier Army Center of Excellence that trains about 80,000 military and civilians each year.

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



FT WYMAN CROSSING

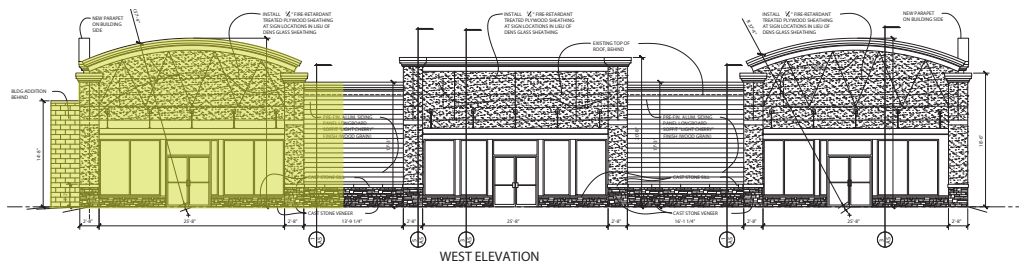
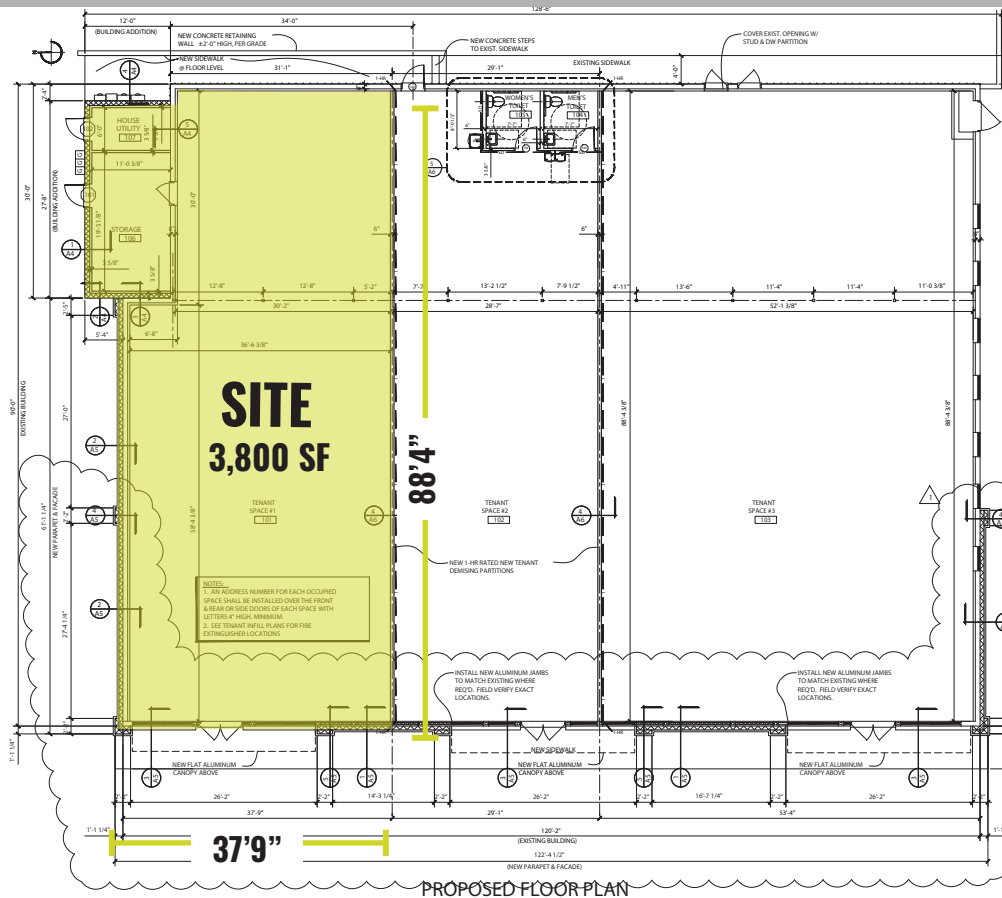
SITE PLAN

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT

314.818.1550 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



- **3,800 SF AVAILABLE FOR LEASE**
- **CENTRALLY LOCATED IN THE TRADE AREA ACROSS THE STREET FROM WALMART WITH ANNUAL VISITORS**
- **LOCATED AT THE SIGNALIZED CORNER OF S BISHOP AND FORT WYMAN ROAD SHARING THE LIGHT WITH WALMART**
- **LARGE PYLON PANEL AVAILABLE**
- **STRONG MEDICAL COTENANCY INCLUDING ATHLETICO AND PHELPS HEALTH**
- **PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION**

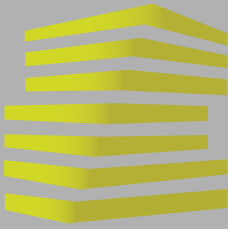


LOCATION.
commercial real estate



www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



FT WYMAN CROSSING

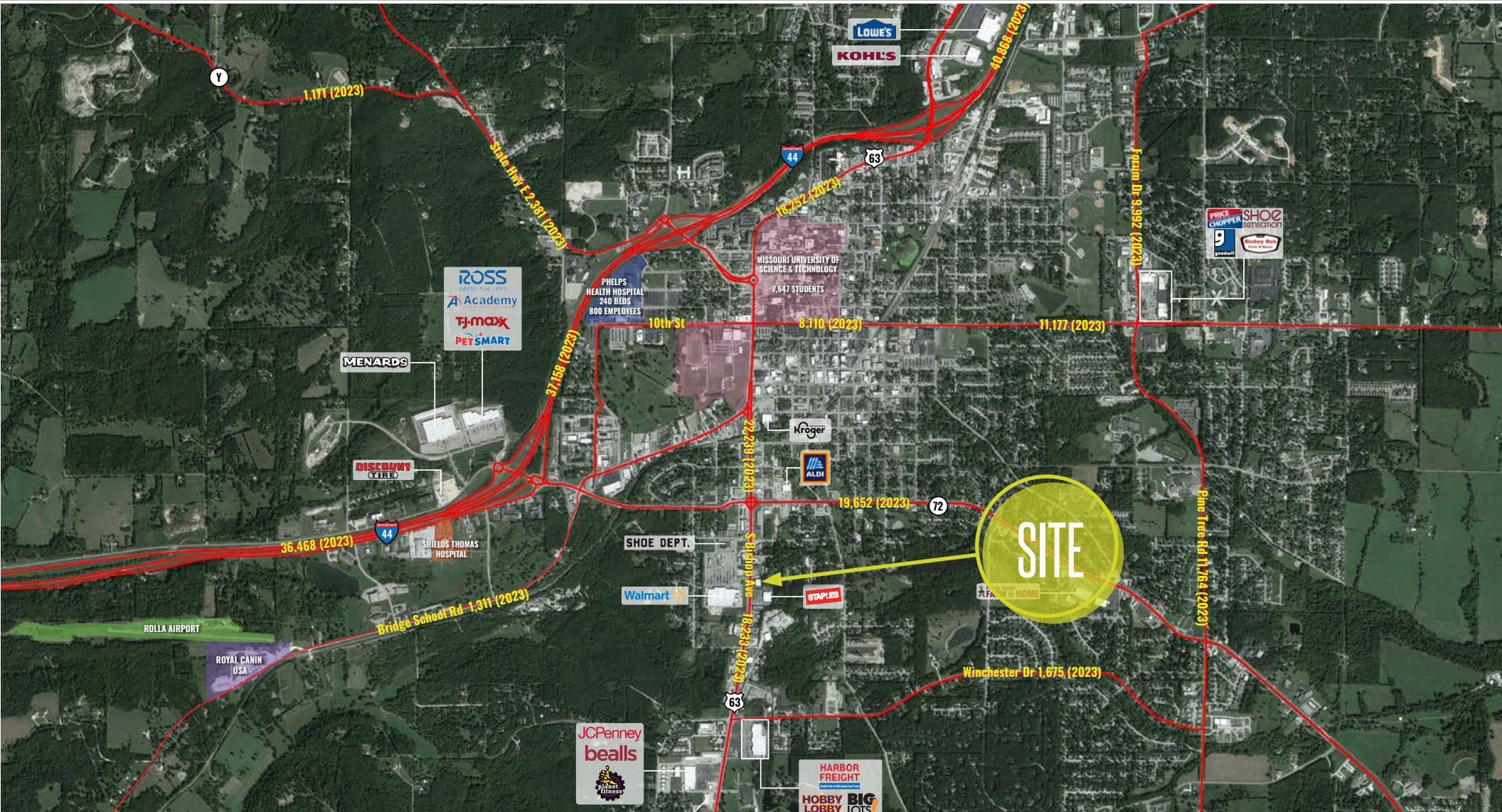
MARKET AERIAL

TONY MOON

314.818.1567 (OFFICE)
314.560.0781 (MOBILE)
Tony@LocationCRE.com

MIKE PETTIT

314.818.1550 (OFFICE)
636.288.5412 (MOBILE)
Mike@LocationCRE.com



LOCATION.
commercial real estate

f @ in REALTY RESOURCES MEMBER

www.LocationCRE.com

THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.