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AVAILABLE

**104 E.
BEECH STREET**

10,636 SF SUBLEASE AVAILABLE

SHELBYNA, MO



104 E. BEECH STREET

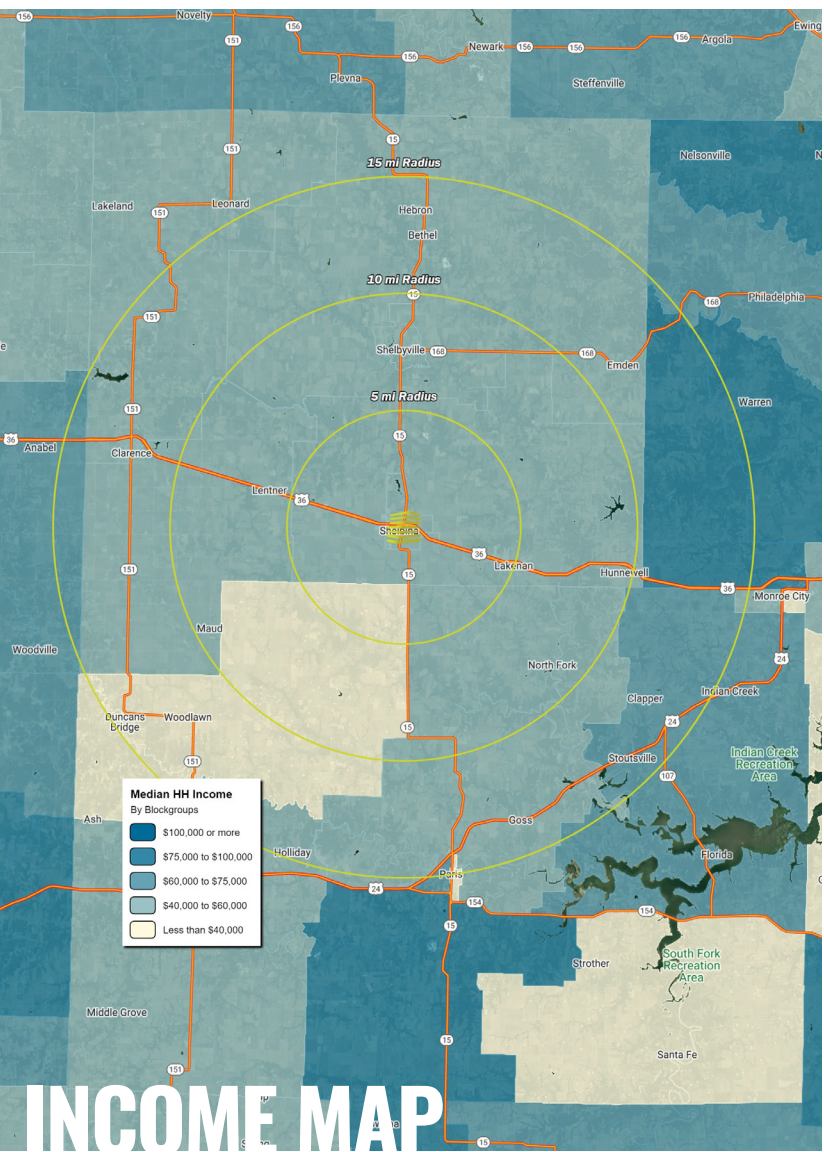
NEIGHBORHOOD VIBE

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INCOME MAP

TRADE AREA OVERVIEW

Shelbina, Missouri, is a vibrant community of 1,704 residents located in Shelby County. It offers a small-town quality of life while being close to larger towns. Known historically as the "Queen City of the Prairie," Shelbina was established in 1857 due to the Hannibal and St. Joseph Railroad.

The city was incorporated in 1867 and has developed progressively with modern amenities including a fire department, electric plant, sewer system, and upgraded city facilities.

The town boasts a beautiful city lake, established in 1936, with amenities like a golf course, picnic areas, and fishing spots. The Shelbina Carnegie Library, built in 1917 with a \$10,000 gift from Andrew Carnegie, serves as a cultural hub with over 30,000 volumes and modern resources. Education is a priority in Shelbina, with a strong school system and historical emphasis on lifelong learning, including the early 20th-century Shelbina Chautauqua.

Shelbina's economy has traditionally been farm-based, with diverse businesses supporting agriculture and industry. Today, it includes retail, service businesses, and Cerro Copper Tubing Co., the major employer. The Shelbina Economic Development Council, formed in 1997, leads proactive economic growth efforts.

Shelbina offers good schools, friendly businesses, and ample social and cultural opportunities, truly living up to its moniker as the "Queen City of the Prairie."

DEMOGRAPHICS

	5 mile	10 miles	15 miles
POPULATION	2,082	3,878	7,722
HOUSEHOLDS	881	1,625	3,197
EMPLOYEES	1,003	1,314	2,028
MED HH INCOME	\$55,137	\$50,565	\$50,922

AREA RETAIL | RESTAURANTS



DOLLAR GENERAL

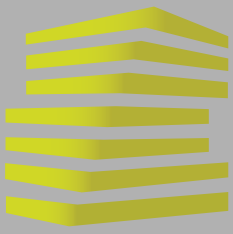


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PHOTOS + DETAILS

TONY MOON

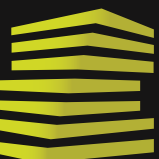
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- **10,636 SF SUBLEASE OPPORTUNITY IN SHELBYNA, MO**
- **BUILDING CONSTRUCTED IN 2022**
- **LEASE EXPIRES 1/31/32**
- **FANTASTIC VISIBILITY TO MO-36**
- **PYLON SIGNAGE AVAILABLE**
- **PLEASE CALL BROKER FOR PRICING AND ADDITIONAL DETAILS**



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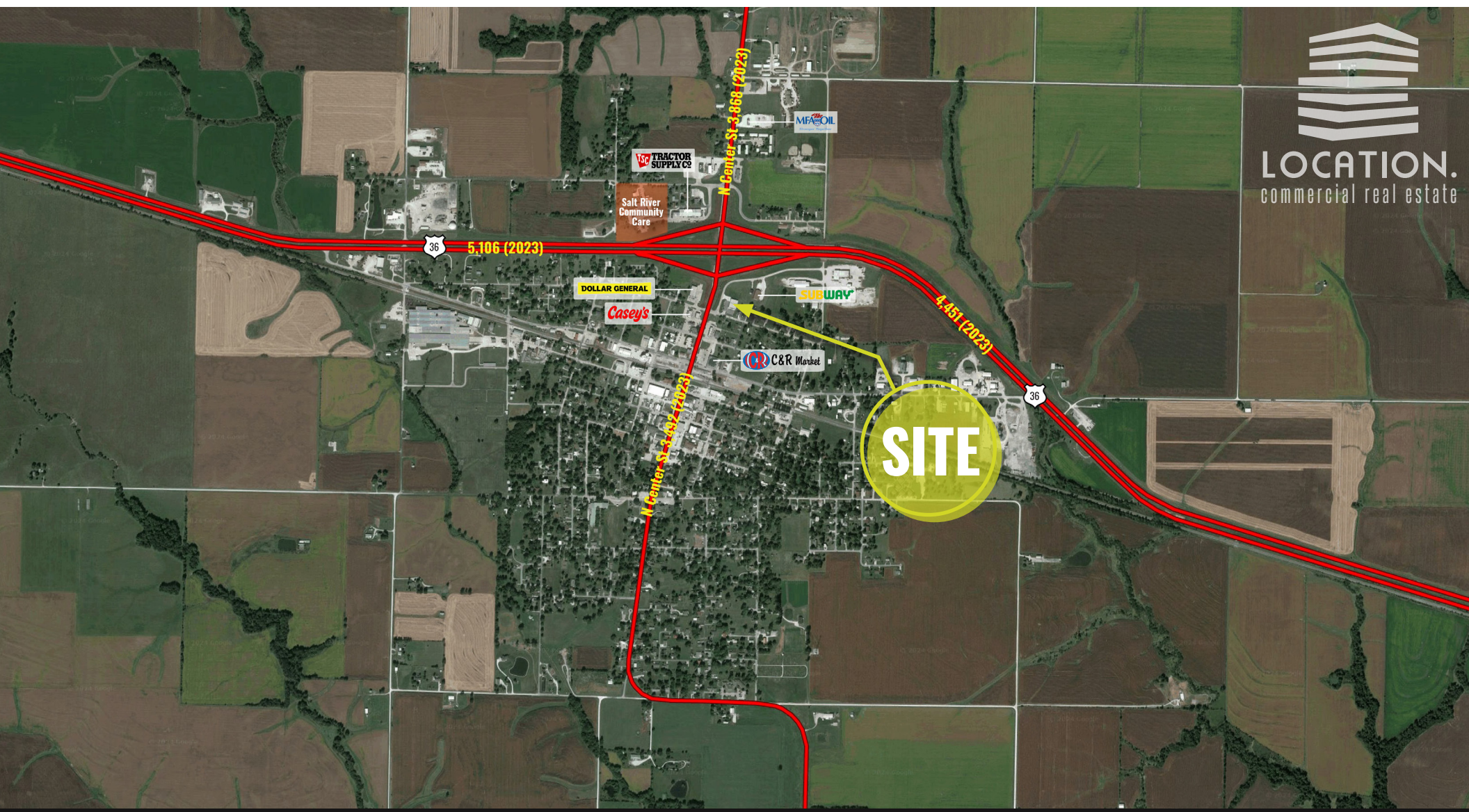
MARKET AERIAL

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SITE



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