

FORMER DENTAL OFFICE SUBLEASE OPPORTUNITY NEAR FORT LEONARD WOOD

571 VFW MEMORIAL DR

ST. ROBERT, MO



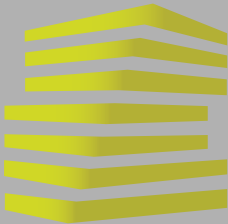
1,800 SF

BATTELLE



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NEIGHBORHOOD VIBE

ALEX CHIODINI

314.818.1550 (OFFICE)

314.662.0112 (MOBILE)

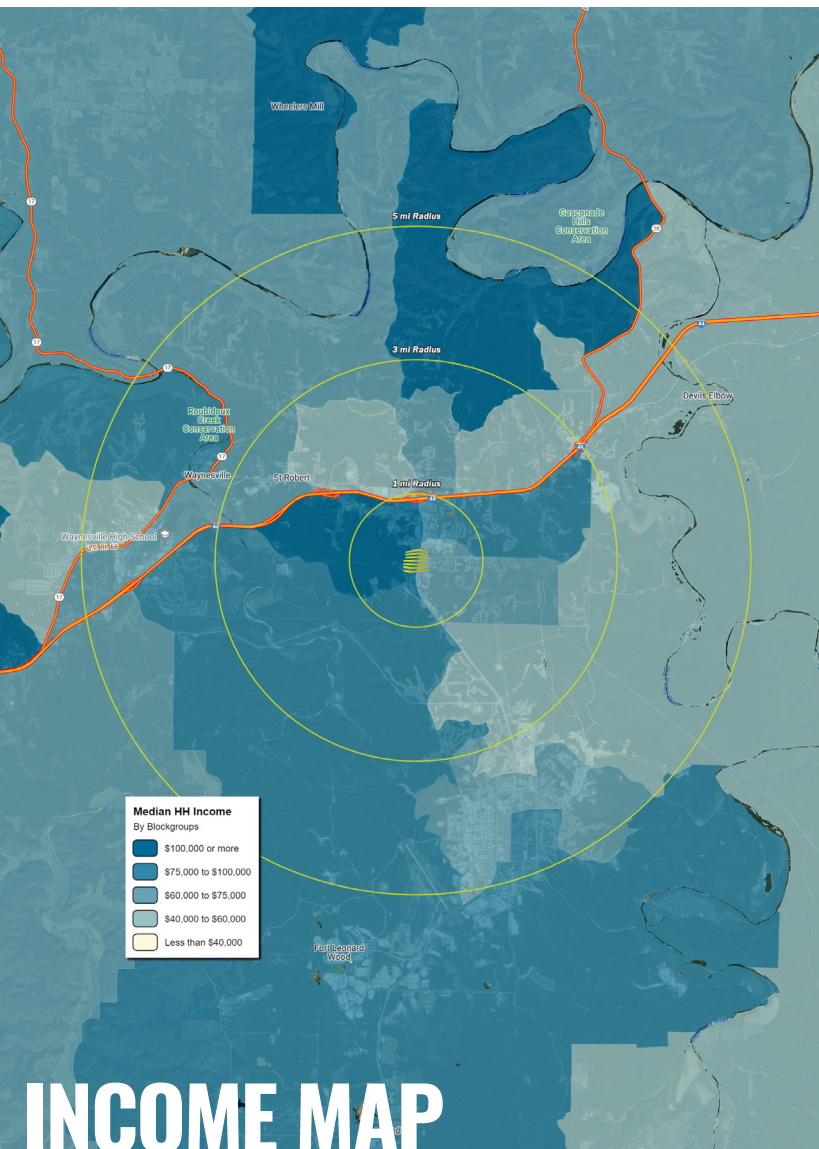
alexc@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)

314.409.9904 (MOBILE)

ian@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

Centered around Interstate 44 and located between Rolla and Springfield, Missouri, St. Robert is the business hub of Pulaski County. The St. Robert business district continues to grow and is the home of many national chain stores, hotels and restaurants, in addition to many specialty small businesses. St. Robert boasts a strong economy, with a increase in retail sales within the city limits. In 2013, retail sales exceeded \$222 million, up from the \$168 million in 2005.

St. Robert has a tourist industry with families and friends attending Fort Leonard Wood Soldier graduation ceremonies, conferences and other special events. Fort Leonard Wood, located just south of St. Robert, 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. Fort Leonard Wood has been a relatively stable "tourist" base for St. Robert that has led to the construction of several hotels and motels in the area. St. Robert currently boasts 22 motel/hotels in the area with over 1,300 rooms. The city anticipates that this source of "tourists" will remain stable and even increase into the future.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	2,037	12,787	36,910
HOUSEHOLDS	815	4,503	10,330
EMPLOYEES	1,634	4,323	9,798
MED HH INCOME	\$80,749	\$69,914	\$70,572

AREA RETAIL | RESTAURANTS

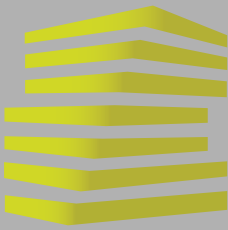


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PHOTOS + DETAILS

ALEX CHIODINI

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ian@LocationCRE.com



- 1,800 SF FORMER DENTAL OFFICE AVAILABLE FOR SUBLEASE IN ST. ROBERT, MO
- FULLY BUILT OUT DENTAL OFFICE
- CENTRALLY LOCATED IN THE TRADE AREA AND MINUTES FROM FORT LEONARD WOOD, WHICH TRAINS OVER 80,000 PEOPLE PER YEAR



- EXCELLENT VISIBILITY TO OVER 21,000 VEHICLES PER DAY ON MISSOURI AVE.
- CALL BROKER FOR PRICING

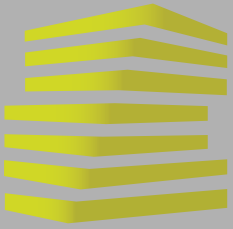


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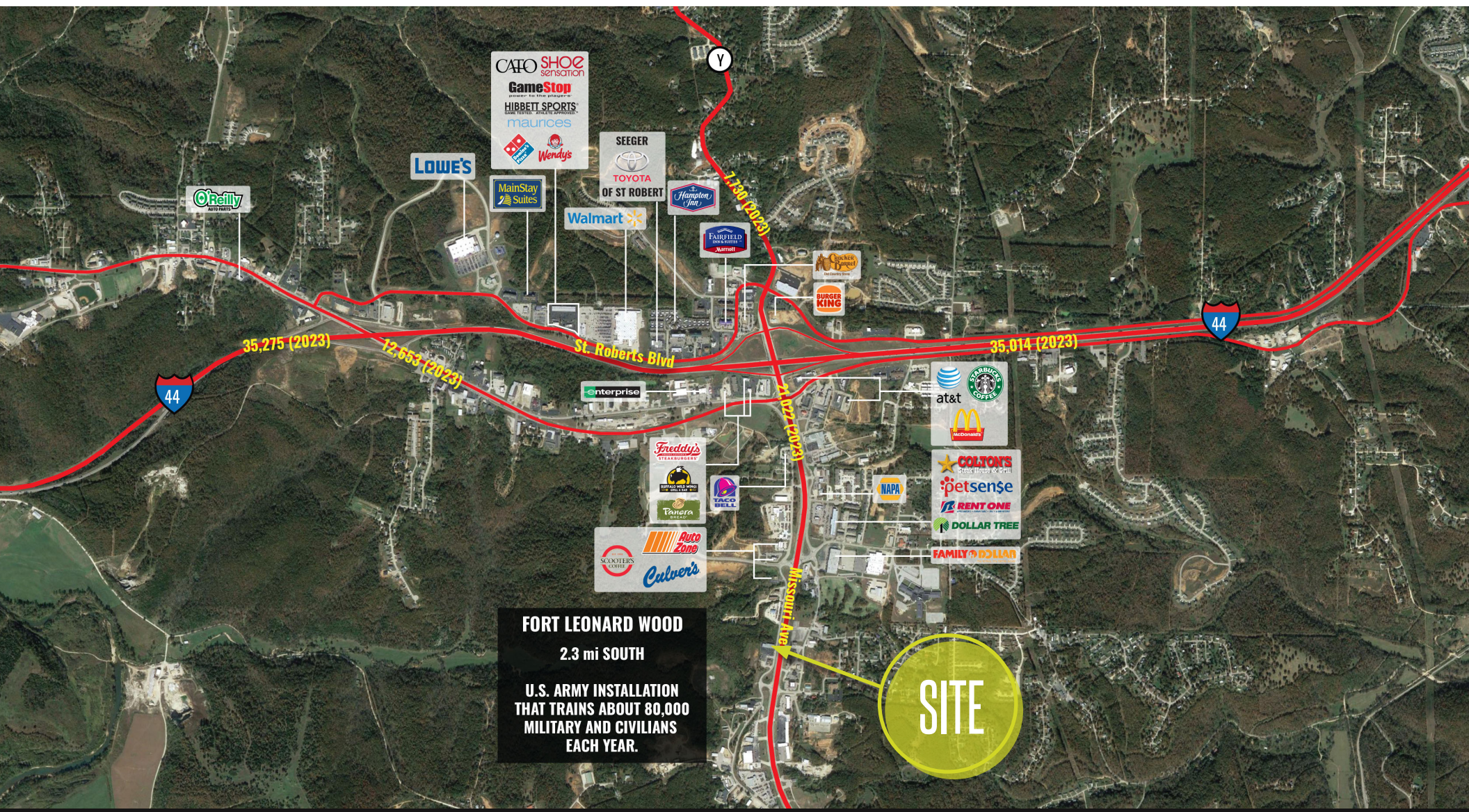
MARKET AERIAL

ALEX CHIODINI

314.818.1550 (OFFICE)
314.662.0112 (MOBILE)
alex@LocationCRE.com

IAN SILBERMAN

314.818.1560 (OFFICE)
314.409.9904 (MOBILE)
ian@LocationCRE.com



FORT LEONARD WOOD
2.3 mi SOUTH

U.S. ARMY INSTALLATION
THAT TRAINS ABOUT 80,000
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