



**LOCATION.**  
commercial real estate

**AVAILABLE**

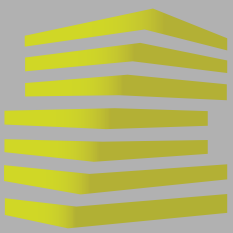
**petsense**  
by Tractor Supply  
Premium Pet Food - Supplies - Grooming

**Army  
Care Center**

**LIBERTY  
MARKETPLACE  
4,400 SF AVAILABLE**

3 3 2 M A R S H A L L D R I V E

**ST. ROBERT, MO**



# LIBERTY MARKETPLACE

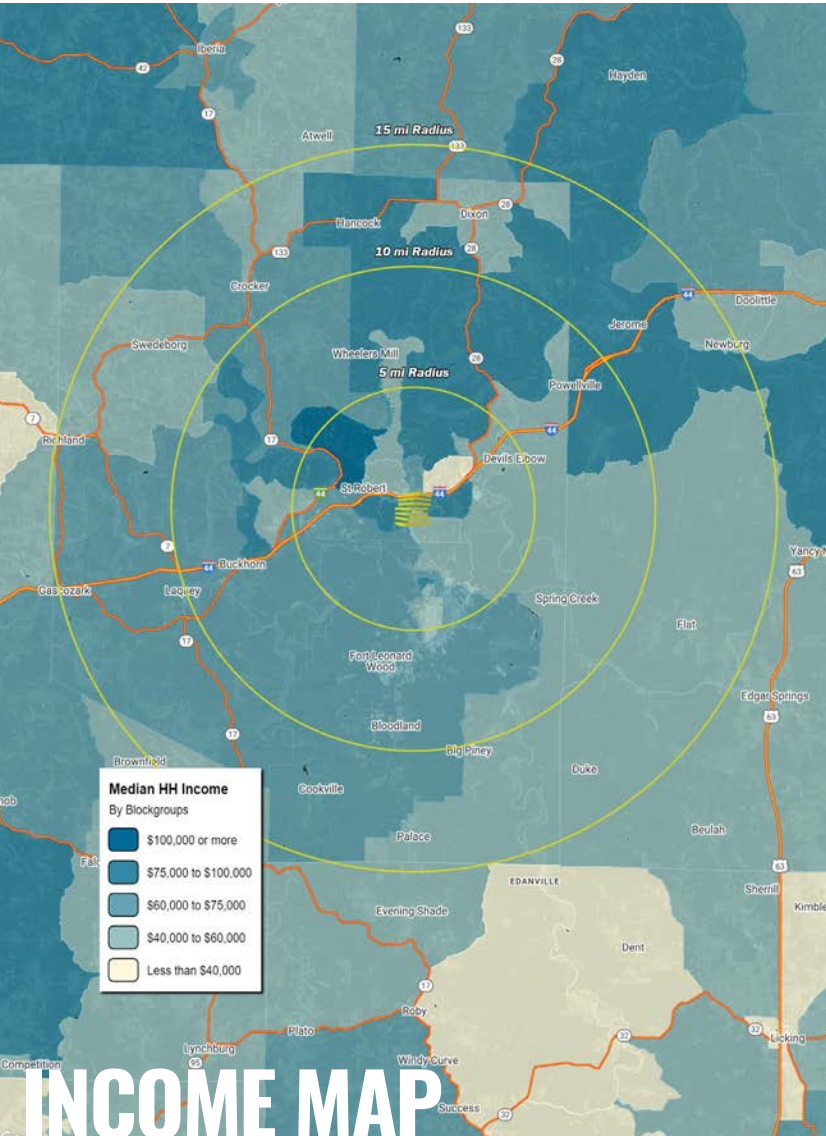
## NEIGHBORHOOD VIBE

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# 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 which is largely due to the increase in commercial businesses in the City.

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

	5 mile	10 miles	15 miles
<b>POPULATION</b>	32,460	44,581	55,973
<b>HOUSEHOLDS</b>	9,759	13,486	18,243
<b>EMPLOYEES</b>	9,736	11,291	13,179
<b>MED HH INCOME</b>	\$67,292	\$67,657	\$65,471

### AREA RETAIL | RESTAURANTS

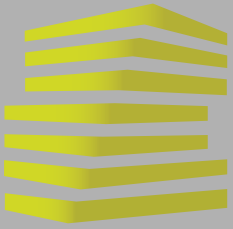


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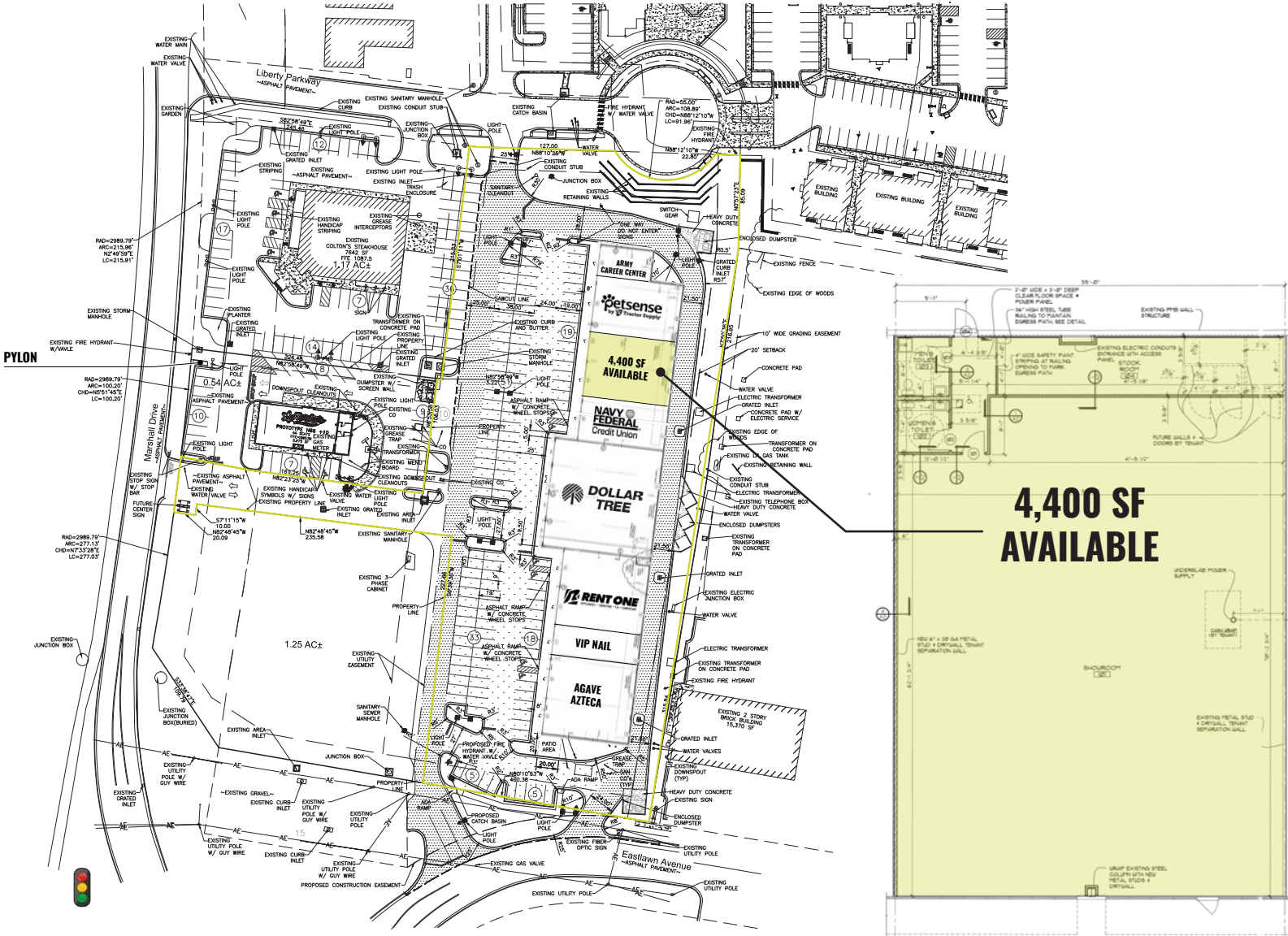


# LIBERTY MARKETPLACE

## SITE PLAN

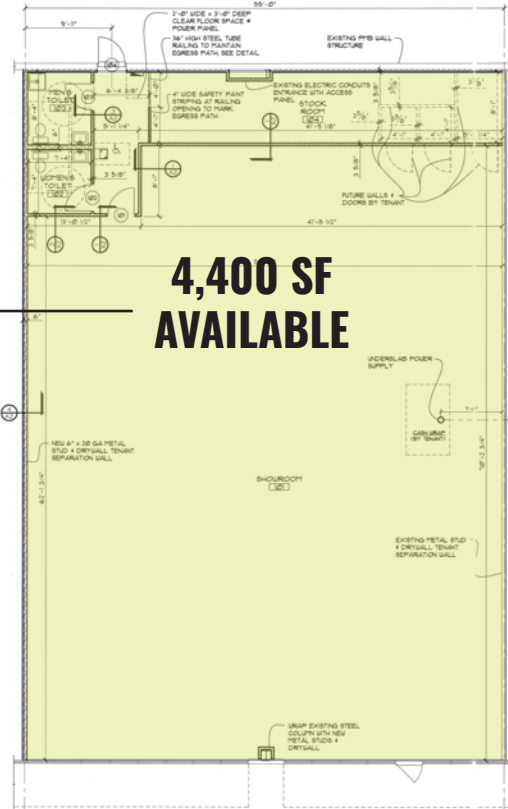
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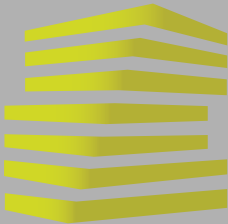
## LIBERTY MARKETPLACE TENANT ROSTER

- 1 ARMY CAREER CENTER
- 2 PETSENSE
- 3 **4,400 SF AVAILABLE**
- 4 NAVY FEDERAL CREDIT UNION
- 5 DOLLAR TREE
- 6 RENT ONE
- 7 VIP NAIL
- 8 AGAVE AZTECA



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# LIBERTY MARKETPLACE

## PHOTOS + DETAILS

TONY MOON

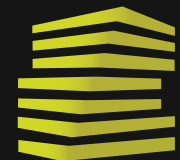
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- 4,400 SF AVAILABLE FOR LEASE
- CENTRALLY LOCATED IN THE TRADE AREA AND MINUTES FROM FORT LEONARD WOOD, WHICH TRAINS OVER 80,000 PEOPLE PER YEAR
- FANTASTIC VISIBILITY FROM MISSOURI AVE WITH EASY ACCESS FROM CATHY LN
- SERVED BY A SIGNAL AT CATHY LN AND MISSOURI AVE
- LARGE PYLON PANEL AVAILABLE
- STRONG NATIONAL COTENANCY INCLUDING RETAILERS SUCH AS DOLLAR TREE, PETSENSE, AND RENT ONE
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION

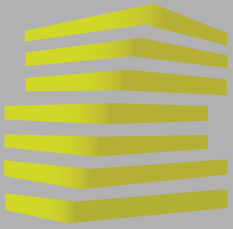


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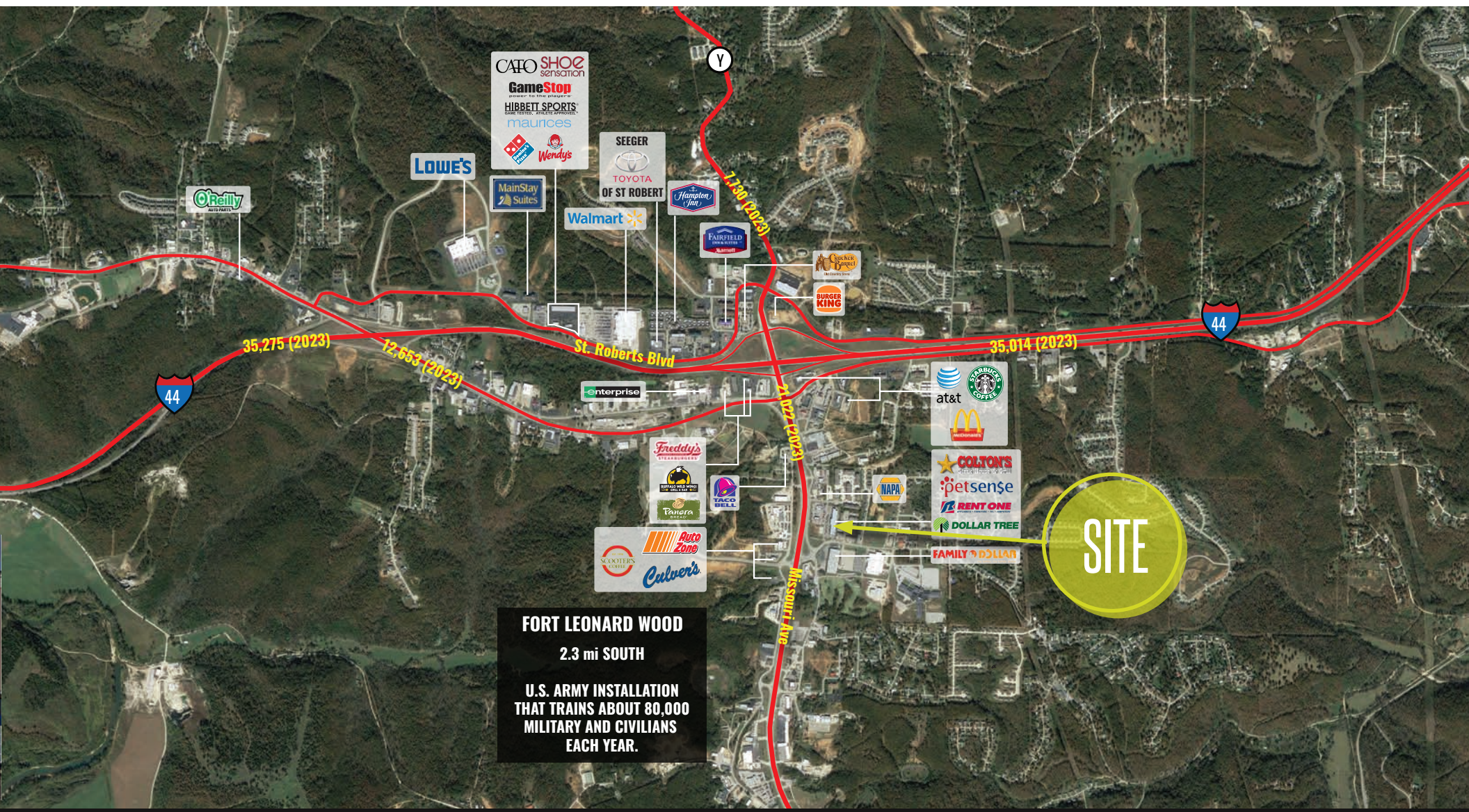
## MARKET AERIAL

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**FORT LEONARD WOOD**  
2.3 mi SOUTH  
**U.S. ARMY INSTALLATION**  
THAT TRAINS ABOUT 80,000  
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EACH YEAR.