



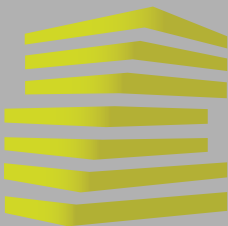
LOCATION.
commercial real estate

2,200 SF AVAILABLE



**BISHOP
COMMONS**
2,200 SF AVAILABLE
201 S BISHOP AVENUE

ROLLA, MO



BISHOP COMMONS

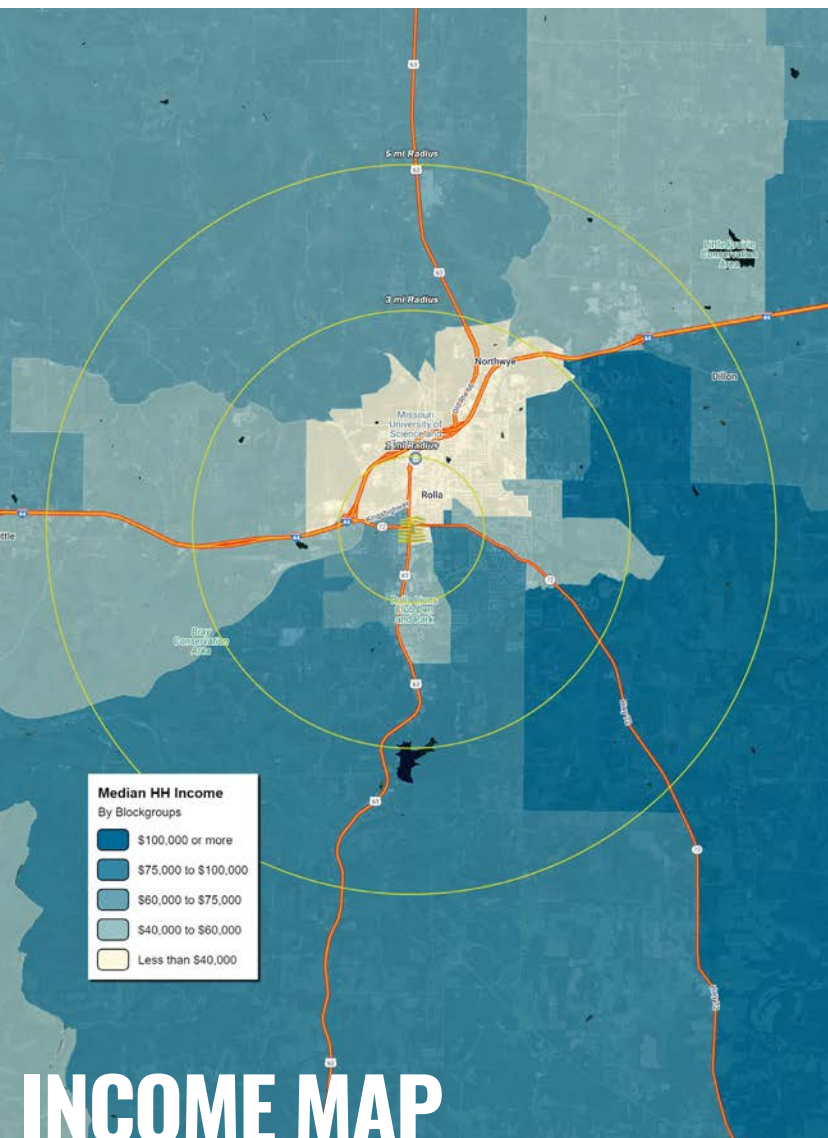
NEIGHBORHOOD VIBE

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.

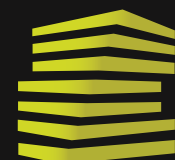
Approximately 28 miles outside of Rolla lies Fort Leonard Wood. Fort Leonard Wood is a thriving and prosperous installation that has evolved from a small basic training post 70 years ago to a premier Army Center of Excellence that trains about 80,000 military and civilians each year.

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	5,421	22,854	27,202
HOUSEHOLDS	2,133	9,408	11,078
EMPLOYEES	6,135	10,670	12,658
MED HH INCOME	\$44,083	\$46,972	\$52,969

AREA RETAIL | RESTAURANTS

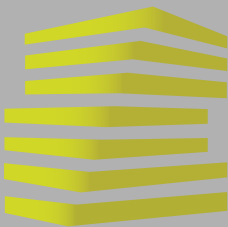


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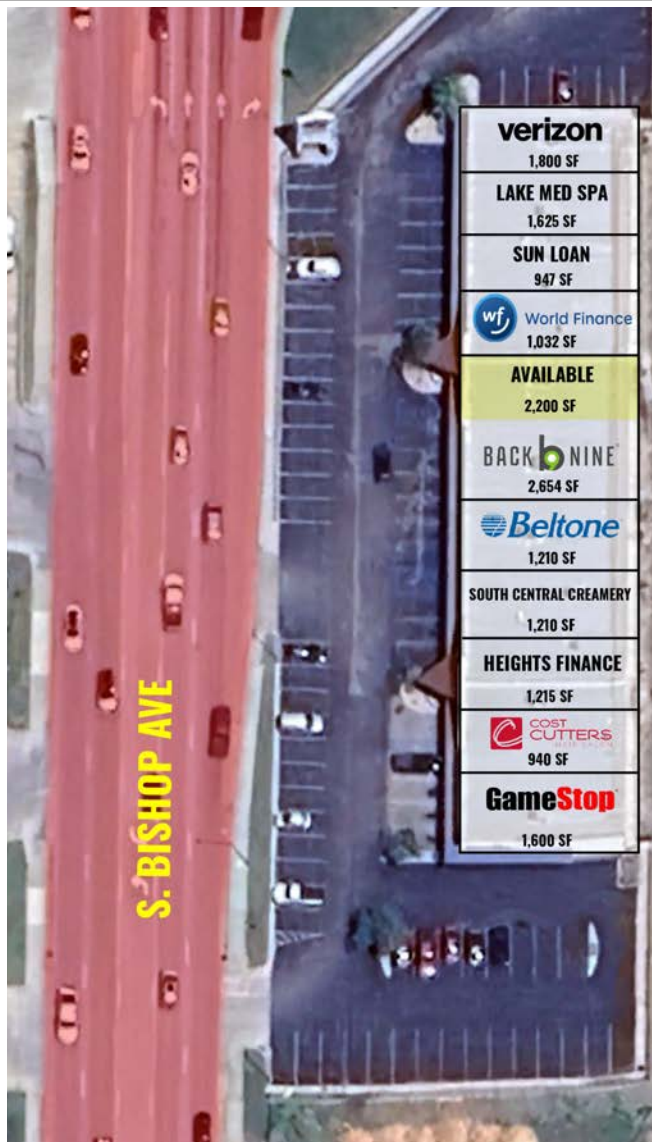
SITE PLAN

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- 2,200 SF SPACE AVAILABLE FOR LEASE
- CENTRALLY LOCATED IN THE TRADE AREA AT THE INTERSECTION OF HIGHWAY 72 AND S. BISHOP AVE
- FANTASTIC VISIBILITY FROM S. BISHOP AVE AND HIGHWAY 72
- LARGE PYLON PANEL AVAILABLE
- CLOSE PROXIMITY TO NATIONAL RETAILERS INCLUDING ALDI (533.3K VISITS ANNUALLY) AND WALMART (2.8M VISITS ANNUALLY)
- PLEASE CONTACT BROKERS FOR PRICING AND ADDITIONAL INFORMATION

** VISITOR DATA PROVIDED BY PLACER.AI

verizon
1,800 SF
LAKE MED SPA
1,625 SF
SUN LOAN
947 SF
World Finance
1,032 SF
AVAILABLE
2,200 SF
BACK NINE
2,654 SF
Beltone
1,210 SF
SOUTH CENTRAL CREAMERY
1,210 SF
HEIGHTS FINANCE
1,215 SF
COST CUTTERS
940 SF
GameStop
1,600 SF

S. BISHOP AVE



LOCATION.
commercial real estate

f i in REALTY RESOURCES MEMBER

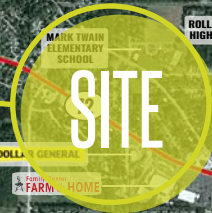
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