

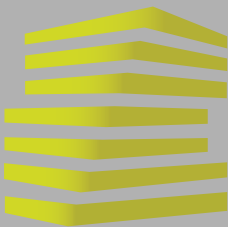
ST. ROBERT CENTER

400 MARSHALL DR

ST. ROBERT, MO



LOCATION.
commercial real estate



ST. ROBERT CENTER

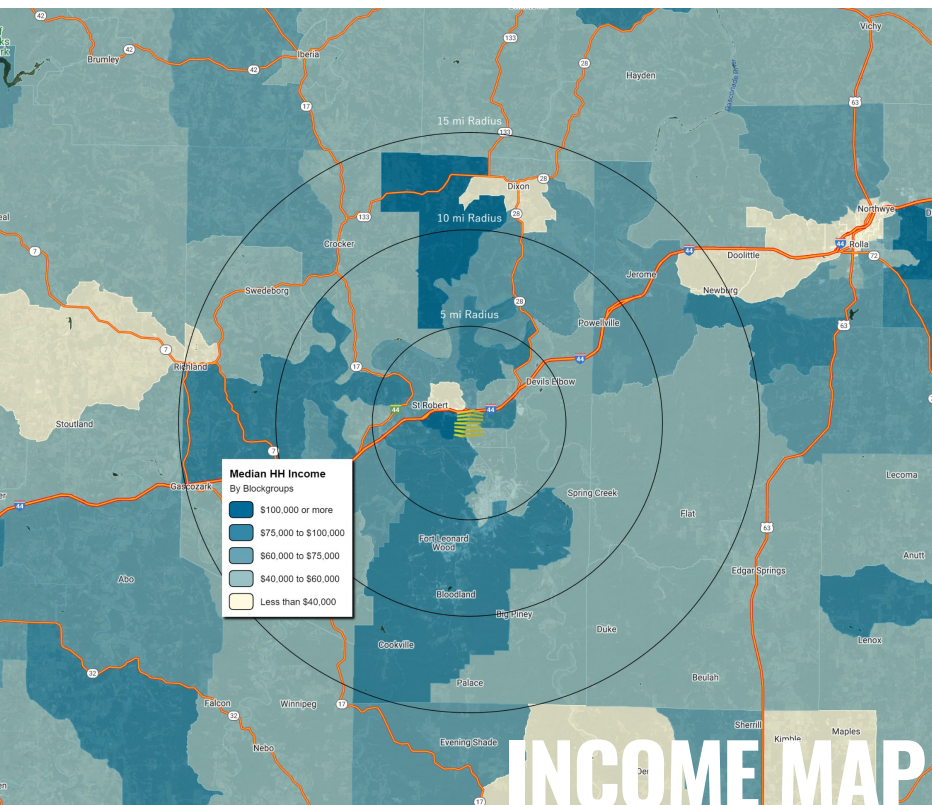
NEIGHBORHOOD VIBE

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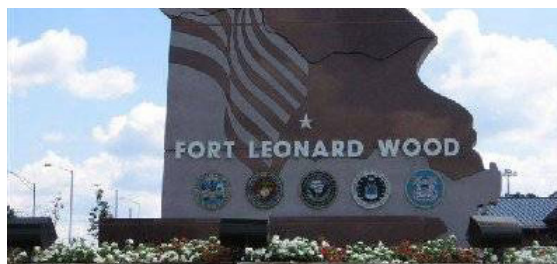
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Centered around Interstate 44 and located between Rolla and Springfield, Missouri, St. Robert is the business hub of Pulaski County. The St. Robert business district continues to grow and is the home of many national chain stores, hotels and restaurants, 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.



ANNUAL DEMOGRAPHICS

POPULATION



5 MILES
33,070

10 MILES
44,730

15 MILES
55,775

HOUSEHOLDS



5 MILES
9,593

10 MILES
13,308

15 MILES
17,883

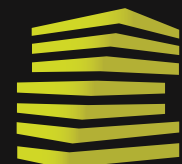
AVG HH INCOME



5 MILES
\$81,044

10 MILES
\$82,551

15 MILES
\$79,826



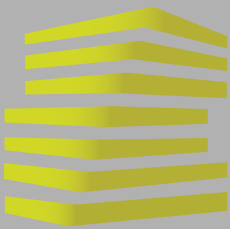
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SITE PLAN

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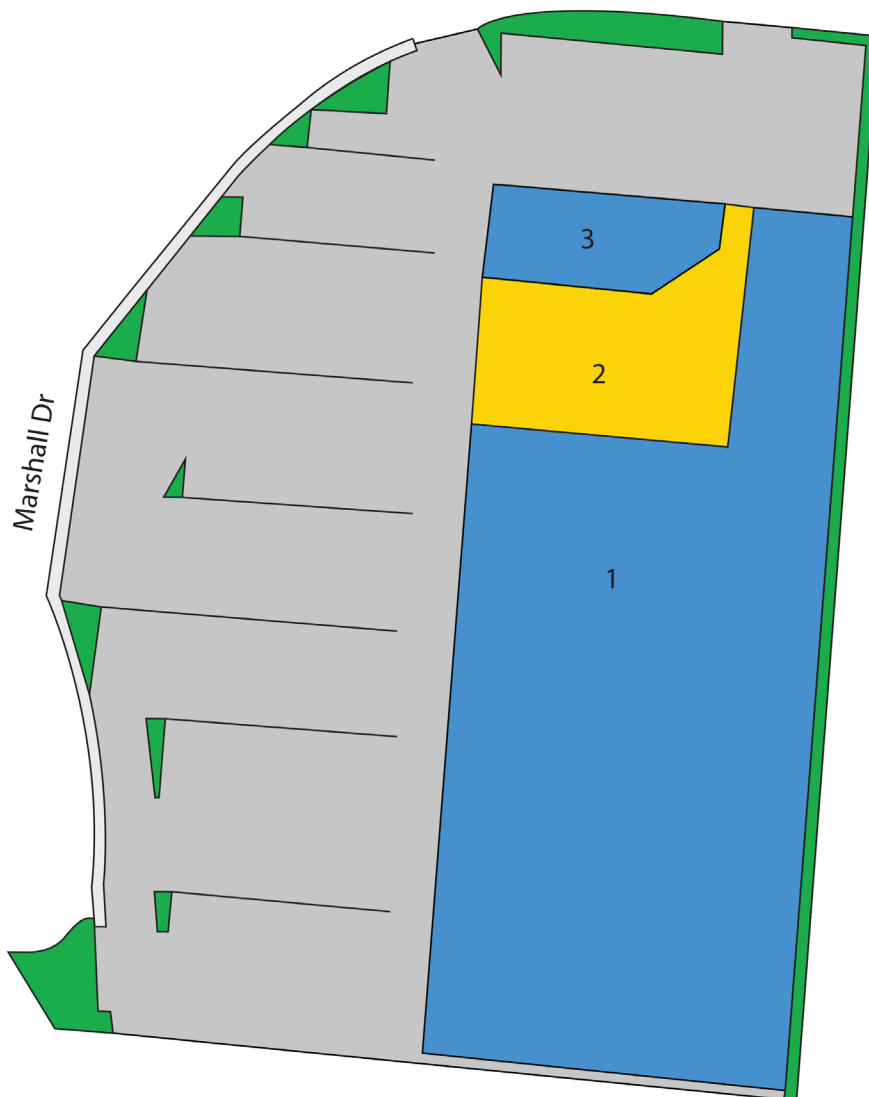
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KEY

Available: ■

Leased: ■



- CENTRALLY LOCATED IN THE TRADE AREA AND MINUTES FROM FORT LEONARD WOOD, WHICH TRAINS OVER 80,000 PEOPLE PER YEAR
- 56,957 SF BOX AVAILABLE
- 4,550 SF END CAP AVAILABLE
- OUTSTANDING VISIBILITY FROM SIGNALIZED INTERSECTION OF MISSOURI AVE. AND ADAMS AVE.
- PYLON SIGNAGE AVAILABLE
- CALL FOR PRICING

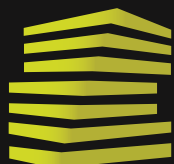
Suite	Tenant	SF
1	AVAILABLE	56,957
2	Family Dollar	8,703
3	AVAILABLE	4,550



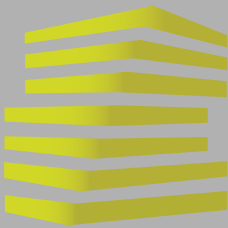
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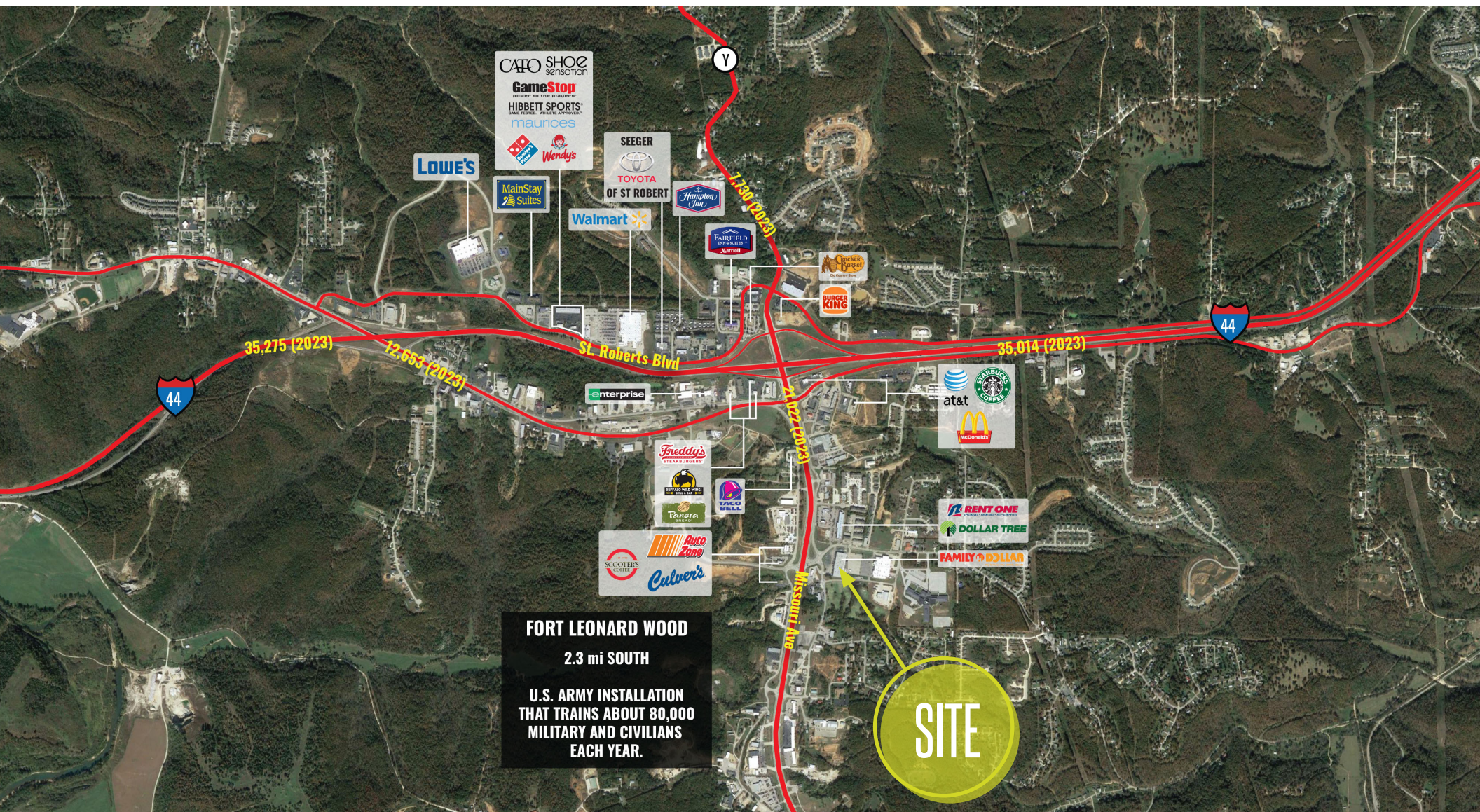
MARKET AERIAL

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