

# PRIME CORNER OPPORTUNITY

1016 South Main Street Maryville, MO 64468



## LAND FOR LEASE

### Prime Corner Development Opportunity

#### Property Highlights

- 29,621 SF (.68 AC) site
- Full access signalized interchange
- Home of Northwest Missouri State - enrollment: 6,857
- Opportunity for Build-to-Suit or Ground Lease
- Call for pricing

Demographics	5 Miles	10 Miles	15 Miles
Total Households	5,478	6,398	8,269
Total Population	15,607	17,967	22,663
Median HH Income	\$37,897	\$40,615	\$42,246

#### Traffic Counts

14,591 VPD

#### JOE STRAUSS, CCIM

205.490.2831  
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No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability for error or omissions.

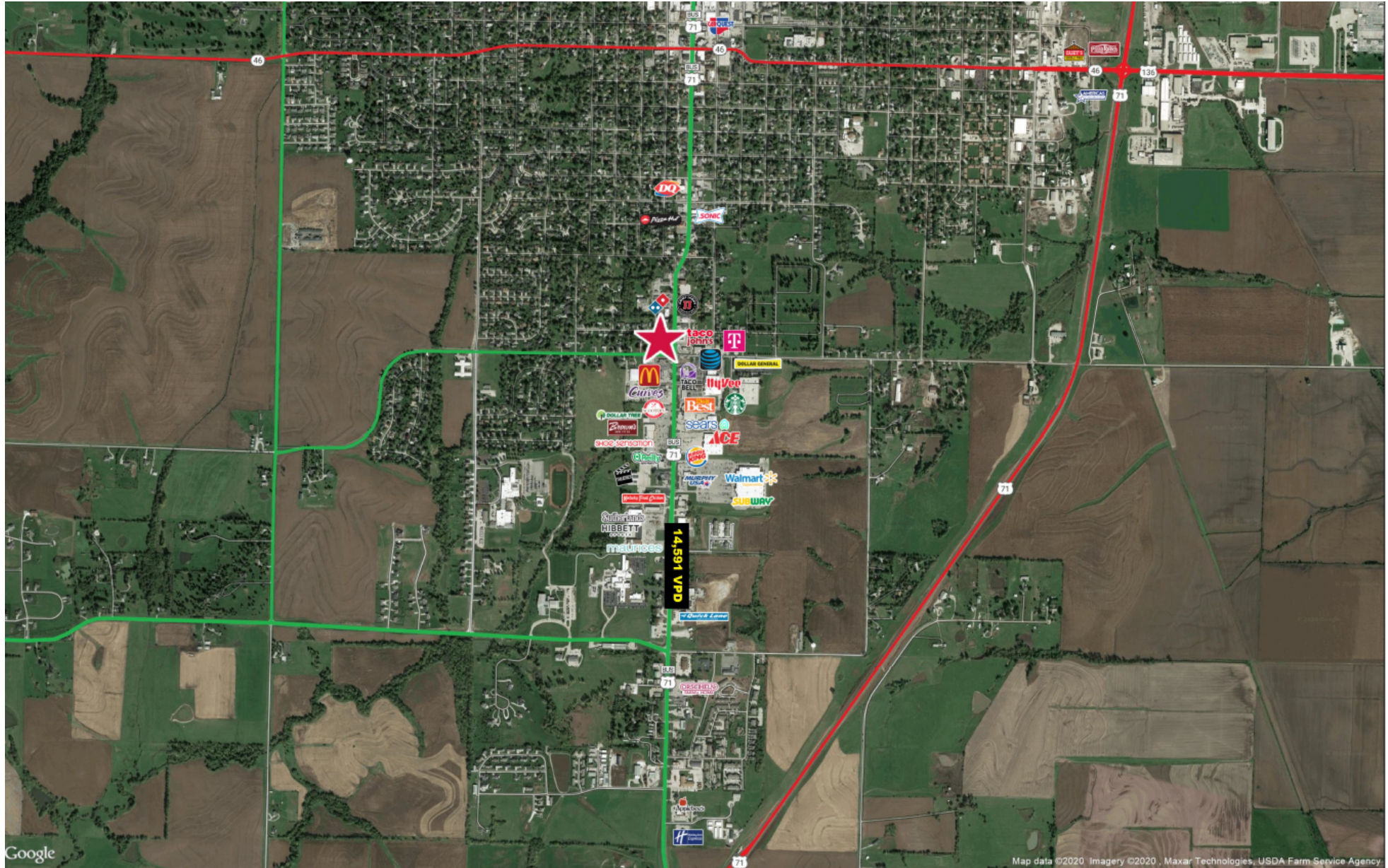
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MARKET AERIAL | FOR LEASE



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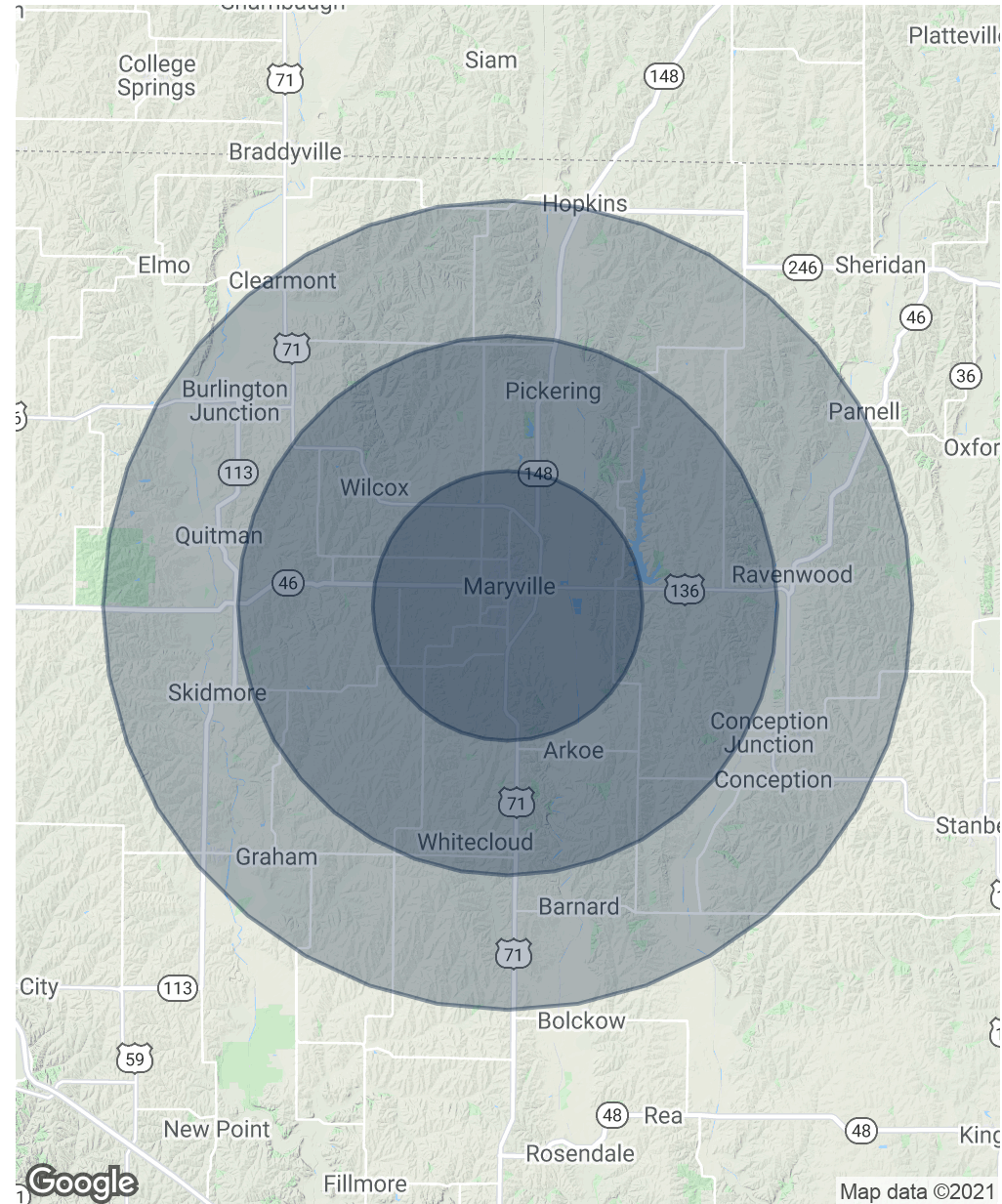
DEMOGRAPHICS MAP & REPORT | **FOR LEASE**

Population	5 Miles	10 Miles	15 Miles
Total Population	15,607	17,967	22,663
Average age	33.4	34.5	35.9
Daytime Population	22,038	23,129	27,412

Households & Income	5 Miles	10 Miles	15 Miles
Total households	5,478	6,398	8,269
# of persons per HH	2.8	2.8	2.8
Average house value	\$159,713	\$163,817	\$159,497
Median HH Income	\$37,897	\$40,615	\$42,246

*\* Demographic data derived from SiteWise Pro*



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