

# DEVELOPMENT SITE AVAILABLE

1803 S Main Street Maryville, MO 64468



## LAND FOR LEASE

Build-To-Suit or Ground Lease Opportunity

### Property Highlights

- 1.1 AC (45,160 SF)
- Build-To-Suit or ground lease opportunity
- Traffic signal planned at the intersection
- Close proximity to St. Francis Hospital
- South Main widening project to be completed Q4 2022
- Home of Northwest Missouri State - Student Population 7,100
- Call for pricing and additional information

| Demographics      | 5 Miles  | 10 Miles | 15 Miles |
|-------------------|----------|----------|----------|
| Total Households  | 5,466    | 6,386    | 8,226    |
| Total Population  | 15,579   | 17,946   | 22,589   |
| Average HH Income | \$50,676 | \$53,536 | \$55,770 |

### Traffic Counts

17,531 VPD (S Main Street)

### JOE STRAUSS, CCIM

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MARKET AERIAL | FOR LEASE



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FUTURE ROADS | FOR LEASE



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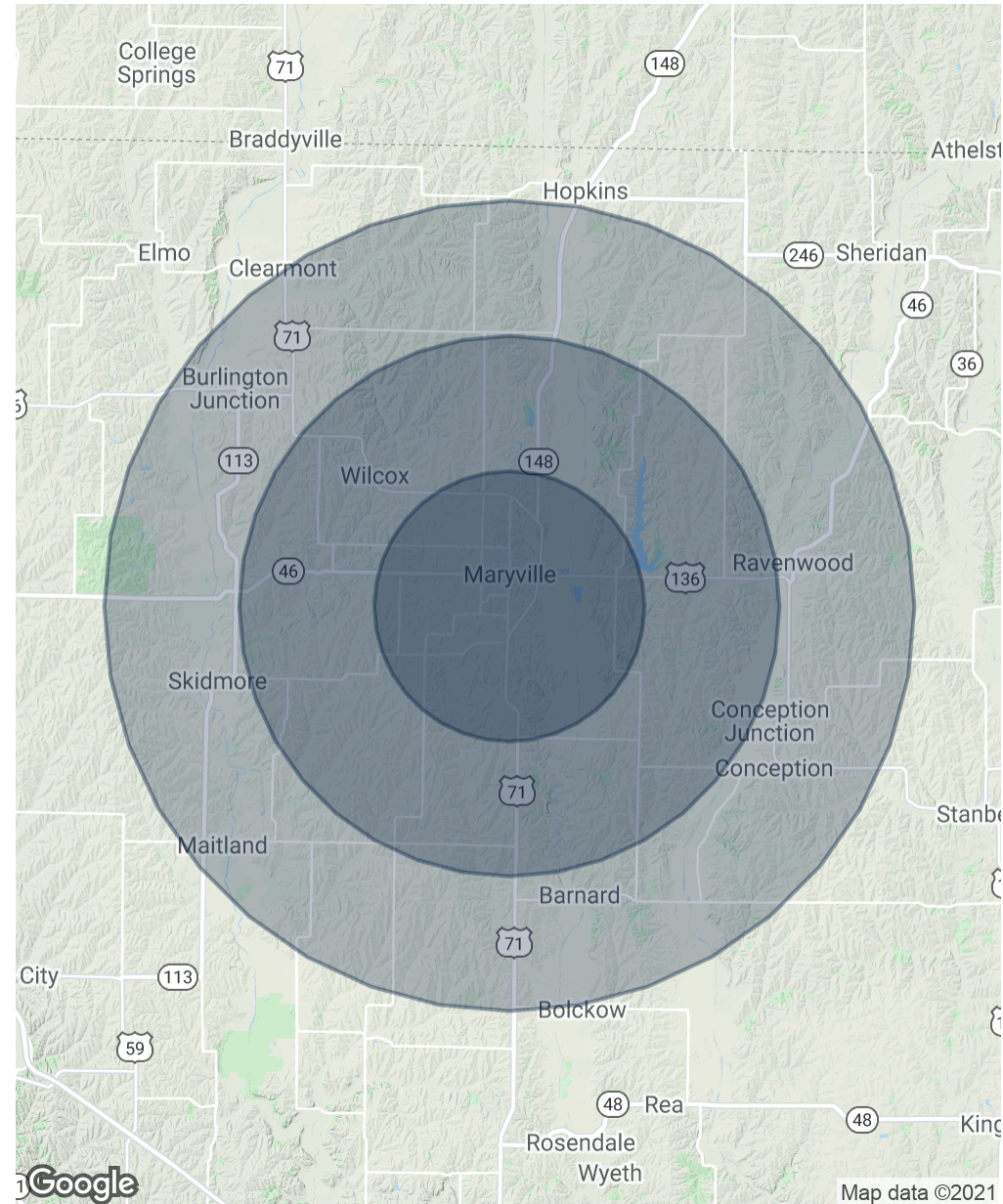
DEMOGRAPHICS MAP & REPORT | **FOR LEASE**

| Population         | 5 Miles | 10 Miles | 15 Miles |
|--------------------|---------|----------|----------|
| Total Population   | 15,579  | 17,946   | 22,589   |
| Average age        | 33.4    | 34.5     | 35.9     |
| Daytime Population | 21,999  | 23,196   | 27,435   |

| Households & Income | 5 Miles   | 10 Miles  | 15 Miles  |
|---------------------|-----------|-----------|-----------|
| Total households    | 5,466     | 6,386     | 8,226     |
| # of persons per HH | 2.24      | 2.28      | 2.31      |
| Average HH income   | \$50,676  | \$53,536  | \$55,770  |
| Average house value | \$159,433 | \$163,339 | \$159,797 |

\* Demographic data derived from SiteWise Pro



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