

7130-7154 State Hwy 14



7130-7154 STATE HWY 14 E, SPARTA, MO 65753

COVER PAGE

For Lease



For more information please contact:

David Havens

Senior Broker

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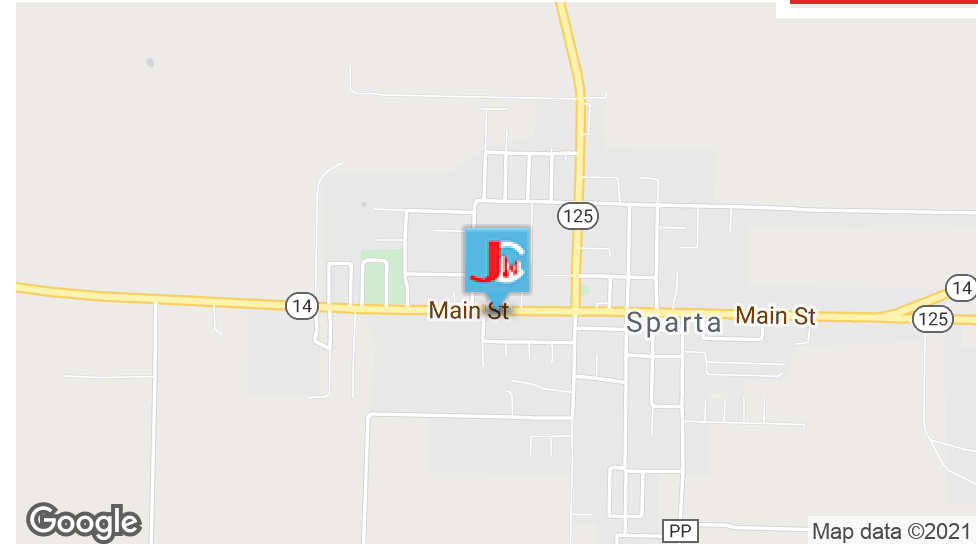
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For Lease



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	2,400 SF
Lot Size:	1.5 Acres
Number of Units:	3
Zoning:	Commercial
Market:	Sparta Missouri

PROPERTY OVERVIEW

Retail space for lease in Sparta Missouri. Located on Hwy 14 (Main Street) & anchored by O'Reilly Auto Parts. This is an end cap space with a drive thru window.

PROPERTY HIGHLIGHTS

- Great Visibility.
- Drive Thru.
- Easy Access.
- Located on Highway 14.
- Pylon Sign.
- End Cap.
- Corner Lot.

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LEASE SPACES

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LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
Total Space: 2,400 SF Lease Rate: \$9.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7154	Available	2,400 SF	NNN	\$9.00 SF/yr	End Cap

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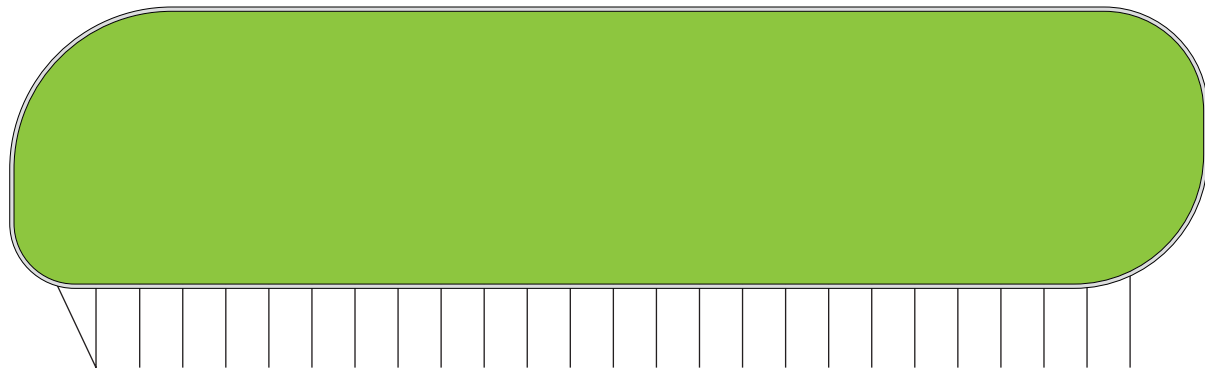


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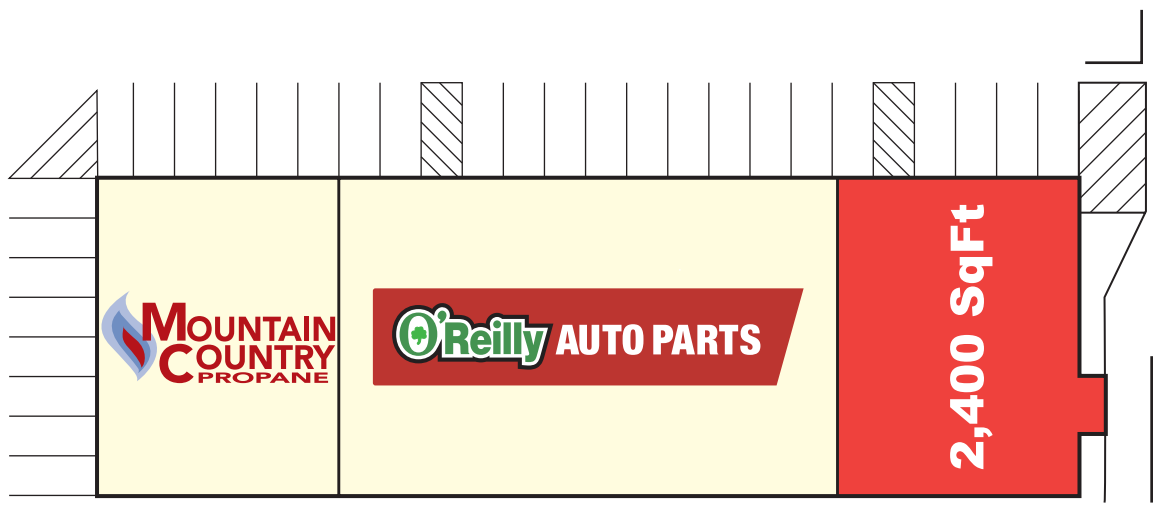
SITE PLAN

For Lease

14 MAIN ST



CRYSTAL AVE





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Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

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TRAFFIC COUNT MAP

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Google

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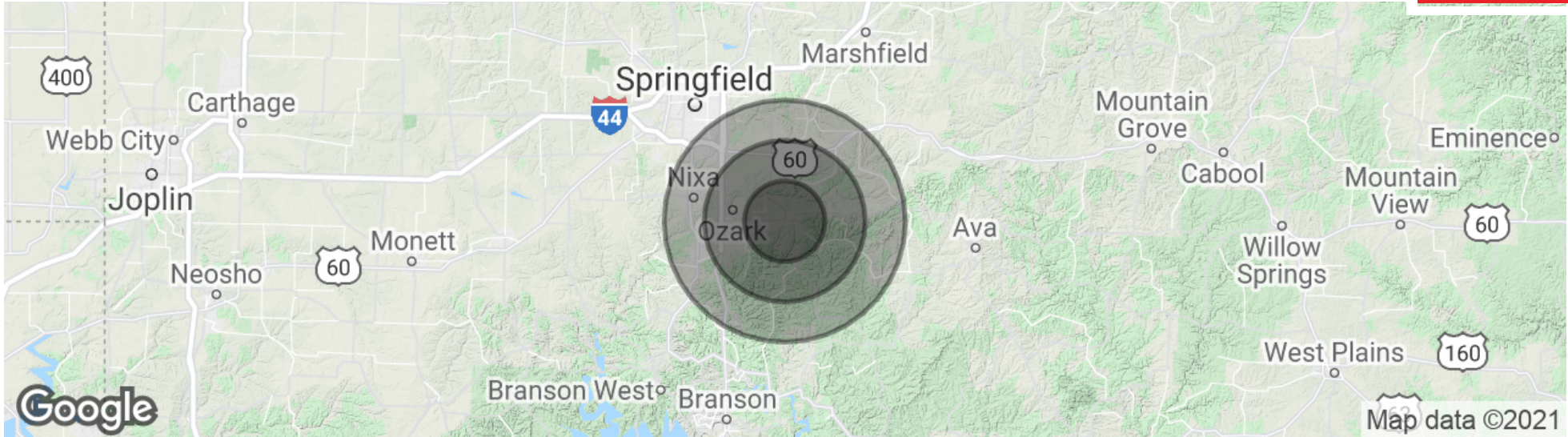
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	6,512	35,375	99,258
Average age	38.2	36.5	38.5
Average age (Male)	38.9	36.4	37.7
Average age (Female)	37.5	36.6	39.2

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	2,466	13,527	38,802
# of persons per HH	2.6	2.6	2.6
Average HH income	\$60,316	\$64,086	\$72,596
Average house value	\$184,993	\$193,676	\$226,534

* Demographic data derived from 2010 US Census



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EDUCATION

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Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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