

# FOR SALE / LEASE

## 7,200 SF Former Grocery Store on 1.4 Ac.

3505 Georgia Street, Louisiana MO 63353

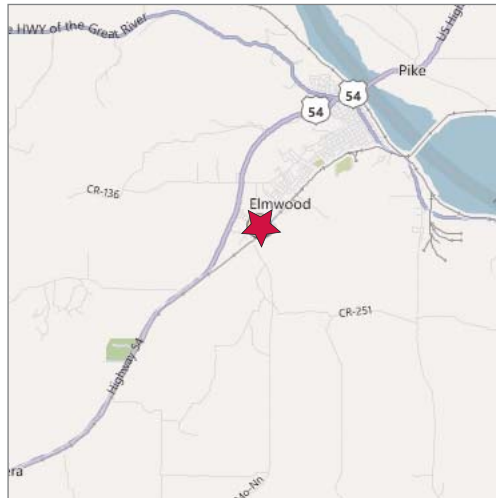


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	1,029	4,236	4,879
Households	406	1,733	1,978
Avg HH Inc.	\$37,340	35,958	36,736

### Traffic Counts

- 3,290 VPD on Georgia Street



### Property Highlights

- Located on the main commercial corridor in close proximity to Kroger, Dollar General, Orscheln & Hardee's
- Interior set up for grocery use
- Several produce, refrigerated & freezer coolers to remain
- 2 large walk-in coolers/freezers

Sale Price	Lease Rate
\$400,000	\$6.00 PSF, NNN



Commercial Real Estate Services, Worldwide.

### Contact

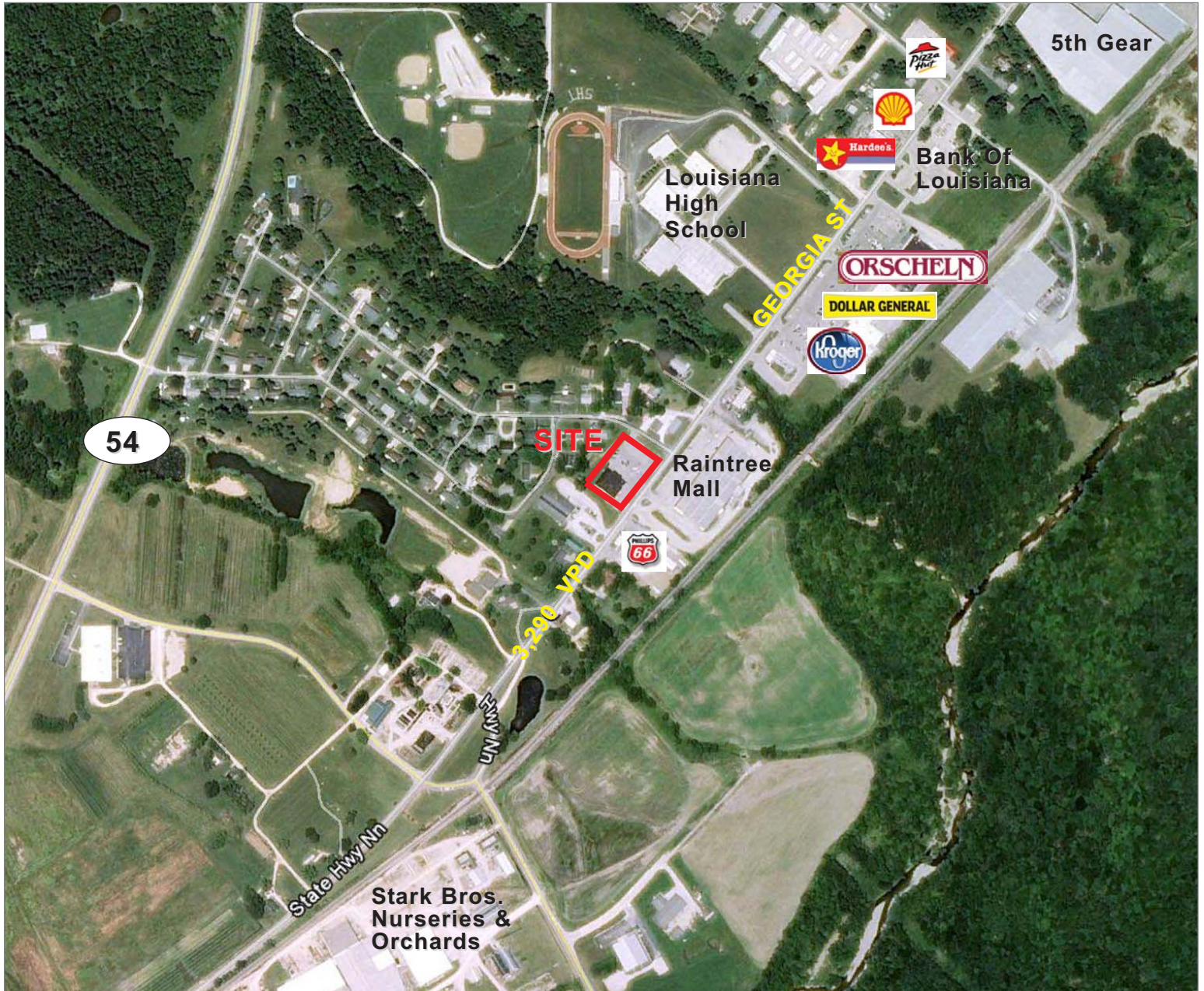
Josh Hibbits  
314 994 2320  
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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# AERIAL VIEW

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