



SITE AVAILABLE | 4,000 SF SITE

Northtowne Suites--1103 North Holden St. | Warrensburg, MO 64093



AVAILABLE SPACE

4,000 SF

RATES | NNN & PRICE

Lease Cost: \$10 / SF, includes taxes, insurance, CAM

Sale price: \$590,000

TRAFFIC COUNTS

North Maguire Street - 18,840 AADT

Highway 50 - 15,816 AADT

Source: Sites USA

PROPERTY INFORMATION

- Strip center located in dominant commercial corridor just off of U.S. Highway 13
- Owner will finish interior to white box
- Remaining Space available:
Unit C - 1,000 SQ FT

DEMOGRAPHICS (based on 2019 data)

Variable	Community Population	RTA
2019 Population	19,675	69,978
Average HH Income	\$56,395	\$64,834
Median Age	24.90	32.40

* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

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