



# 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 2021 data)

Variable	Community Population	RTA
2021 Population	19,634	70,259
Average HH Income	\$63,611	\$72,092
Median Age	24.98	32.92

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

## CONTACT

Aaron Farmer, Senior Vice President  
The Retail Coach  
afarmer@theretailcoach.net  
662.231.0608

Danielle Dulin, City Manager  
City of Warrensburg, Missouri  
Danielle.Dulin@warrensburg-mo.com  
660.262.4660

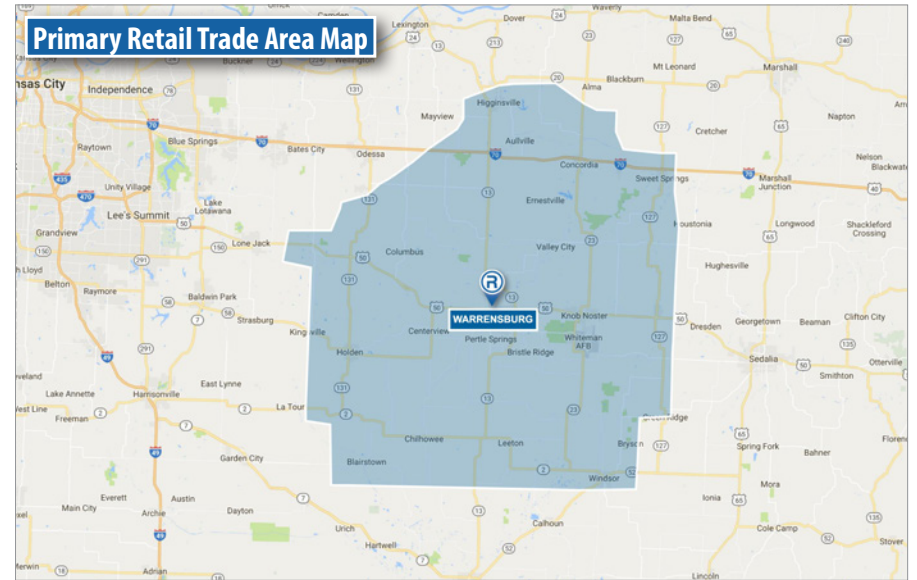
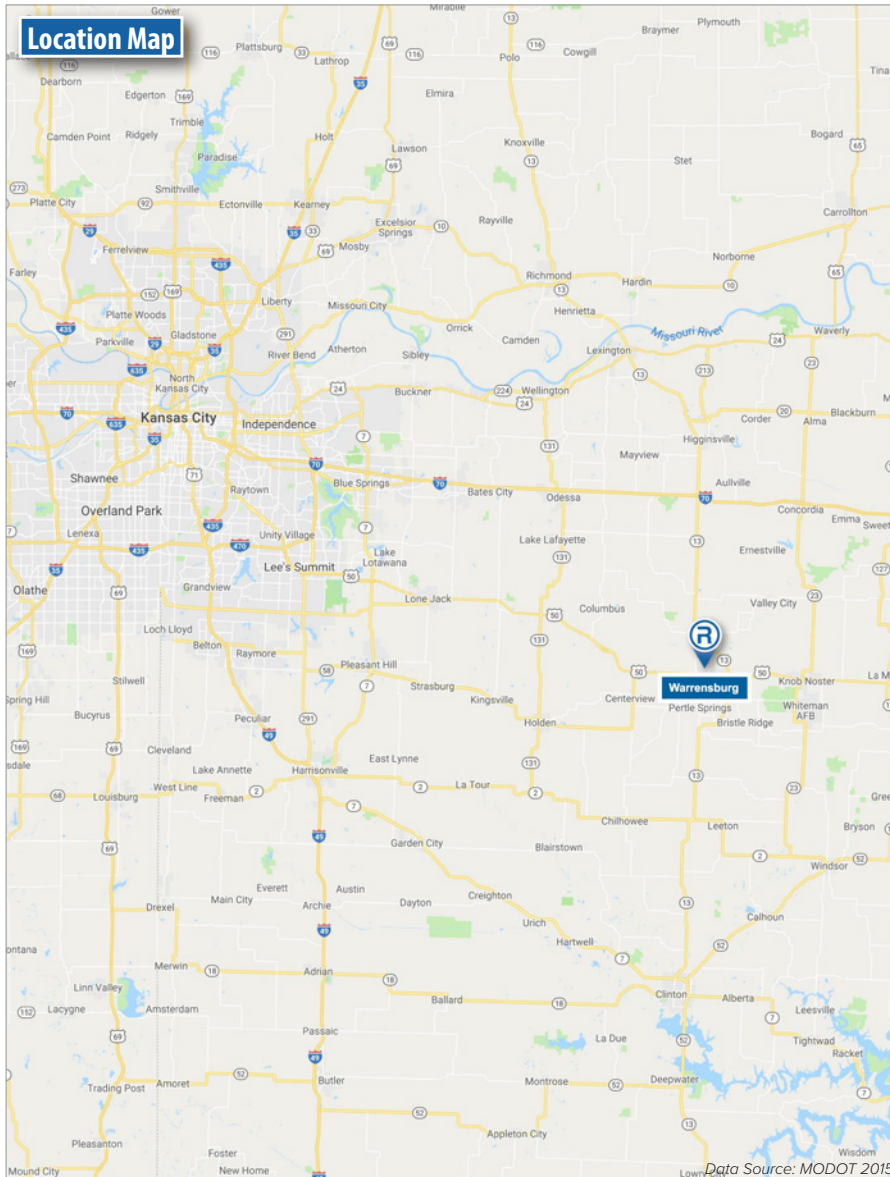
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# SITE AVAILABLE | 4,000 SF SITE

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



 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.