

**FOR SALE OR LEASE**  
**FORMER WALMART**

1205 Missouri Highway 84 | Caruthersville, Missouri 63830

**PACE**

PROPERTIES



**SPACE AVAILABLE:** 49,841 SF ON 3.92 ACRES

**LEASE RATE:** \$4.00/SF, NNN

**SALE PRICE:** \$1,200,000

2018 DEMOGRAPHICS		5 MILE	10 MILE	15 MILE
	POPULATION	7,450	11,120	20,734
	EMPLOYEES	4,339	5,183	7,014
	MEDIAN HH INCOME	\$33,494	\$34,080	\$41,025



**CONTACT US FOR MORE INFORMATION**

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A MEMBER OF  
**CHAINLINKS**  
 RETAIL ADVISORS

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

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**PROPERTY DETAILS**

- Free-standing former Walmart building with pylon signage
- Excellent access and visibility
- Measures approximately 192' x 230' plus 68' x 38'
- Well-maintained building with open floor plan
- Large parking lot
- Perfect for retail, light manufacturing, back office, or call center uses
- Real Estate Taxes (2016): \$24,415