



2025 DEMOGRAPHICS

5 Mile | 15 Miles | 30 Miles



Population

27,997 | 46,030 | 139,564



Daytime Population

22,515 | 31,812 | 69,296



Average Household Income

\$71,419 | \$78,462 | \$80,224



GROUND LEASE OR BUILD-TO-SUIT

2004 North Bishop Avenue | Rolla, Missouri 65401

Pad Site for 2,000 - 4,000 SF Building | Call for Details

PROPERTY DETAILS

Potential ground lease or build-to-suit

Excellent visibility

Adjacent to the new Freddy's Frozen Custard & Steakburgers
opening December 2025

I-44 - 39,183 VPD

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Trade Area Aerial

