



### 2021 DEMOGRAPHICS

5 Mile | 10 Miles | 15 Miles



#### Population

22,325 | 60,775 | 134,241



#### Daytime Population

16,054 | 42,607 | 98,647



#### Median Household Income

\$51,280 | \$54,841 | \$54,589

## FOR LEASE

2530 S Grand Avenue | Carthage, MO 64836

1,820 SF | \$35.00/SF, NNN

### PROPERTY DETAILS

New construction, TI available

Endcap with great visibility and drive-thru option

Fast access to/from Highway I-49

S Grand Avenue - 11,571 VPD

### Connor Wiemann

314.785.7627

cwiemann@paceproperties.com

### John Shuff

314.785.7630

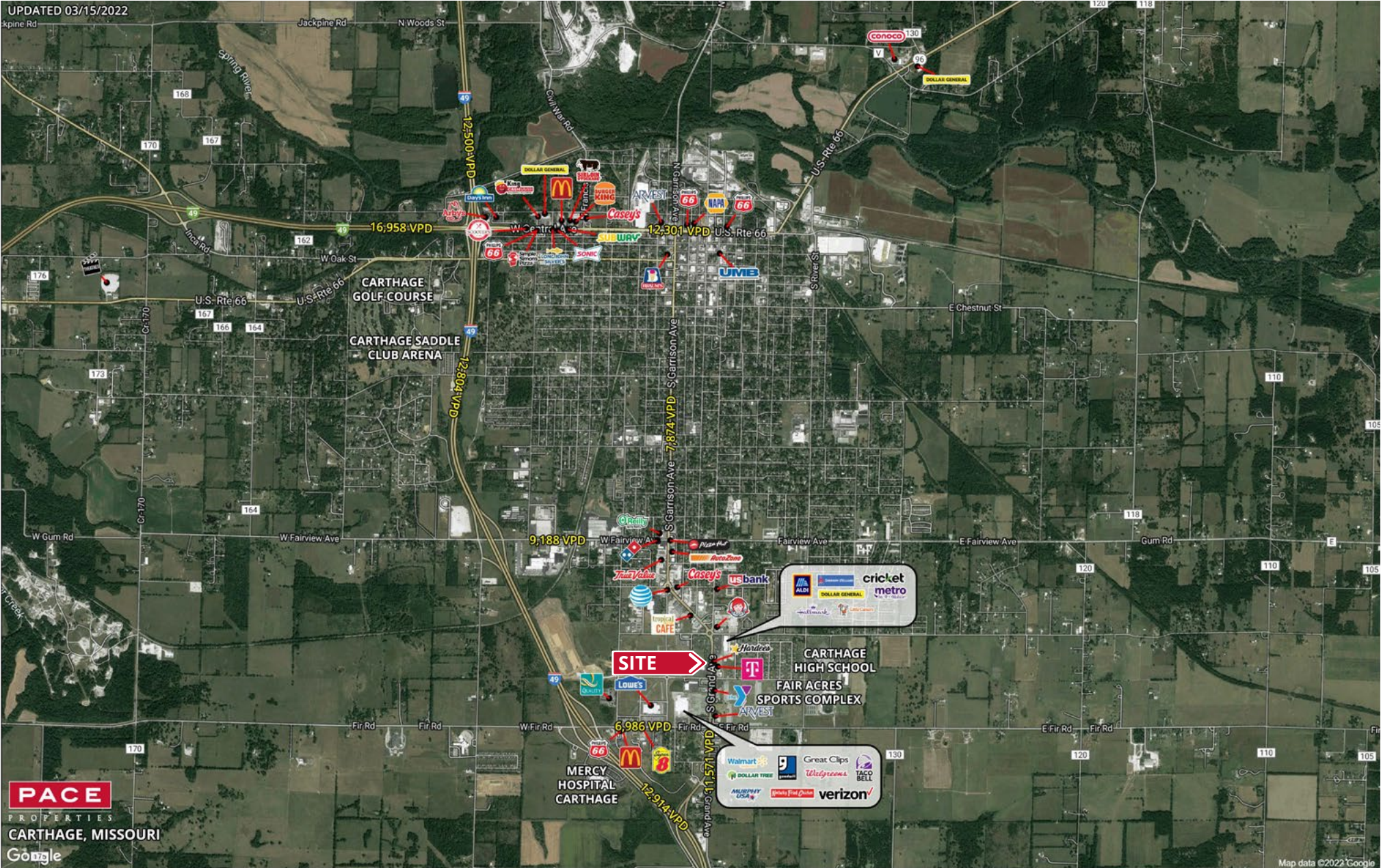
jshuff@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

# Trade Area Aerial



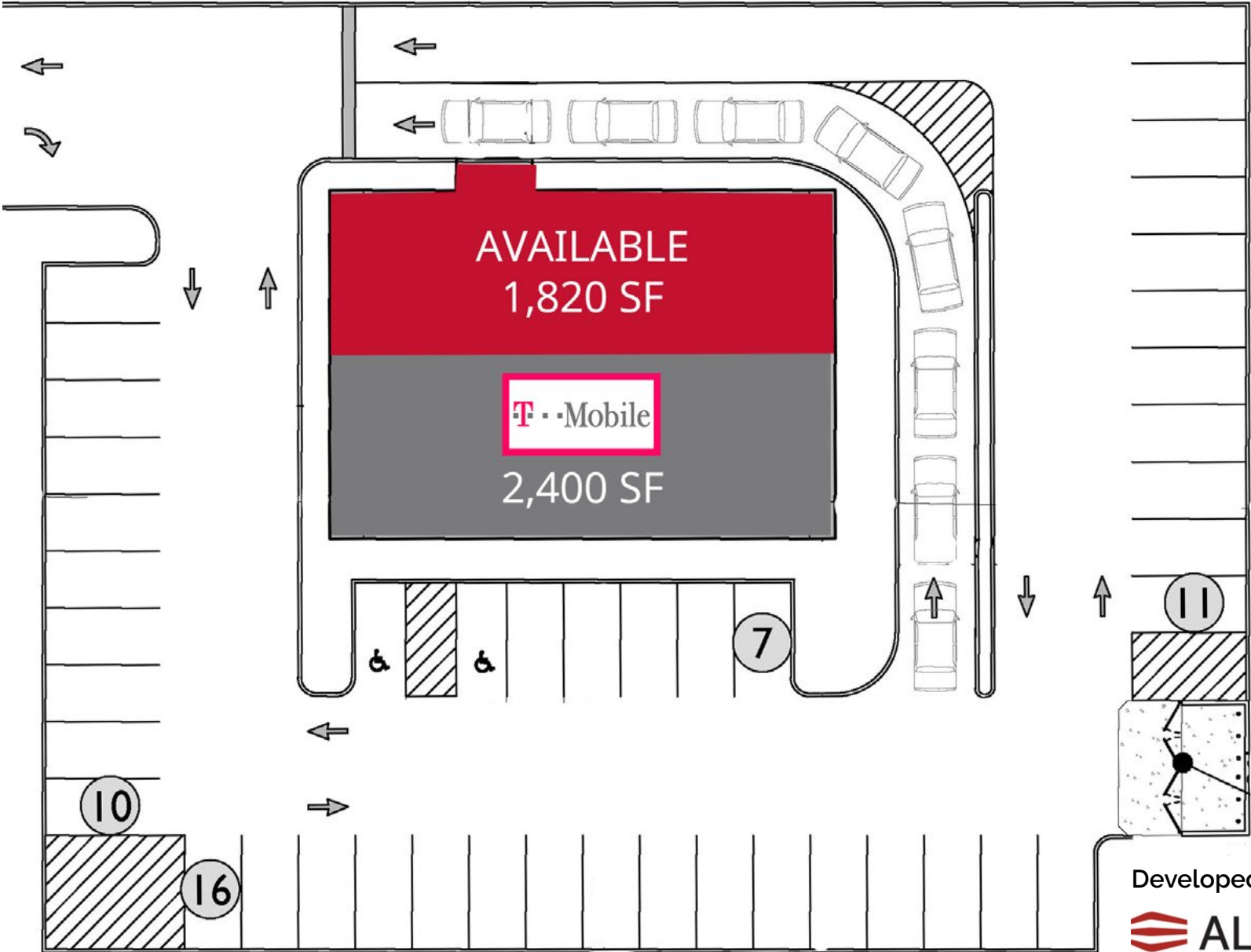
**PACE**  
PROPERTIES  
CARTHAGE, MISSOURI  
Google

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

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.

# Site Plan



Developed by:  
