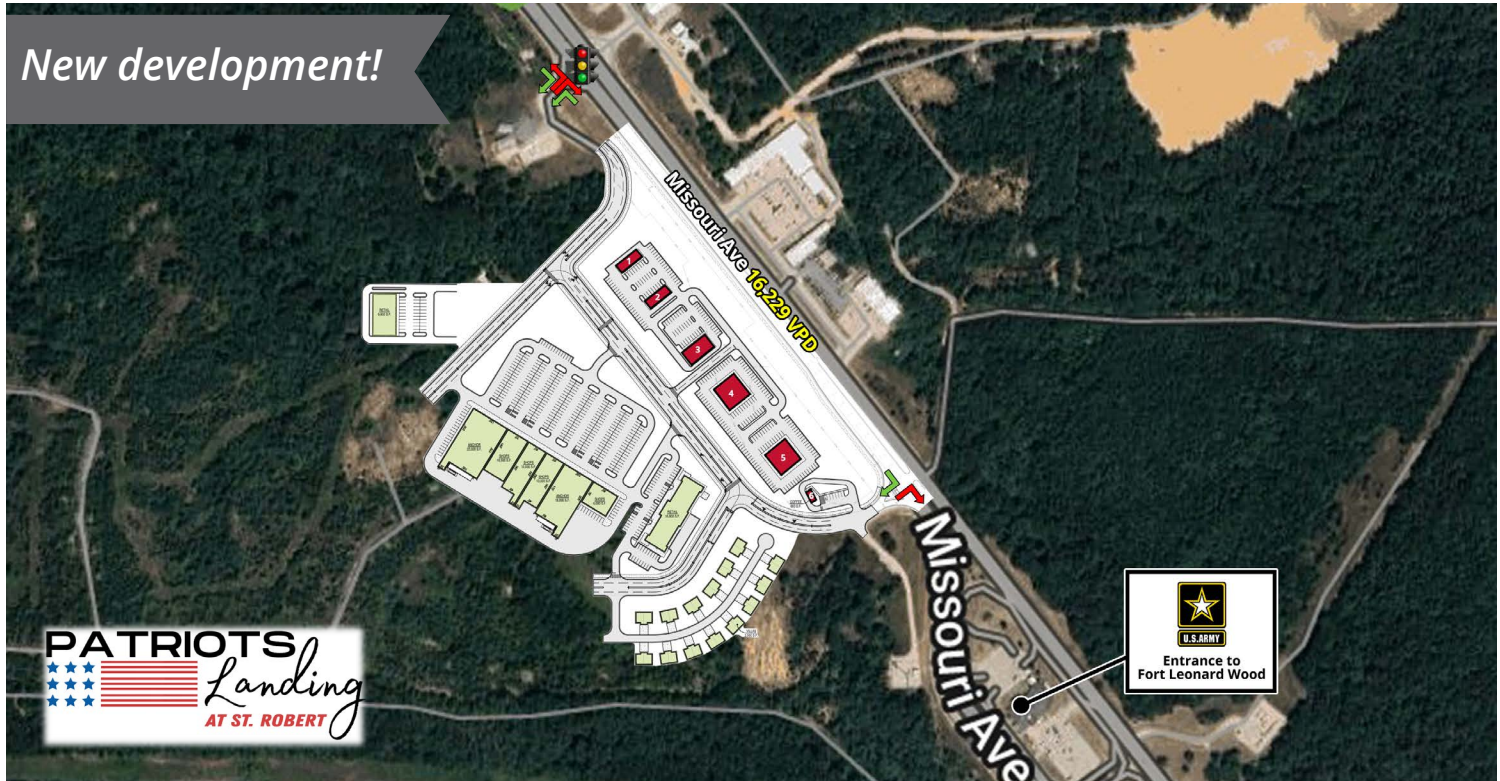


**AVISON
YOUNG**

New development!



2024 DEMOGRAPHICS
3 Mile | 5 Miles | 10 Miles



Population

14,081 | 32,378 | 44,479



Daytime Population

8,862 | 16,584 | 22,818



Median Household Income

\$67,574 | \$66,156 | \$67,966

NEW RETAIL DEVELOPMENT

1143 Missouri Avenue | St. Robert, Missouri 65584
Shopping Center Space & Pads | Call for Details

PROPERTY DETAILS

Pad-ready sites available between 0.5 - 10.8 acres

Perfect for a QSR or sit-down restaurant

Located at the entrance to Fort Leonard Wood
which averages 34,800 people on location each day

Graduations held on base 49 weeks each year

Missouri Avenue - 16,229 VPD

Christian Burns

314.785.7693

Christian.Burns@avisonyoung.com

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Mike Swearngin

314.785.7635

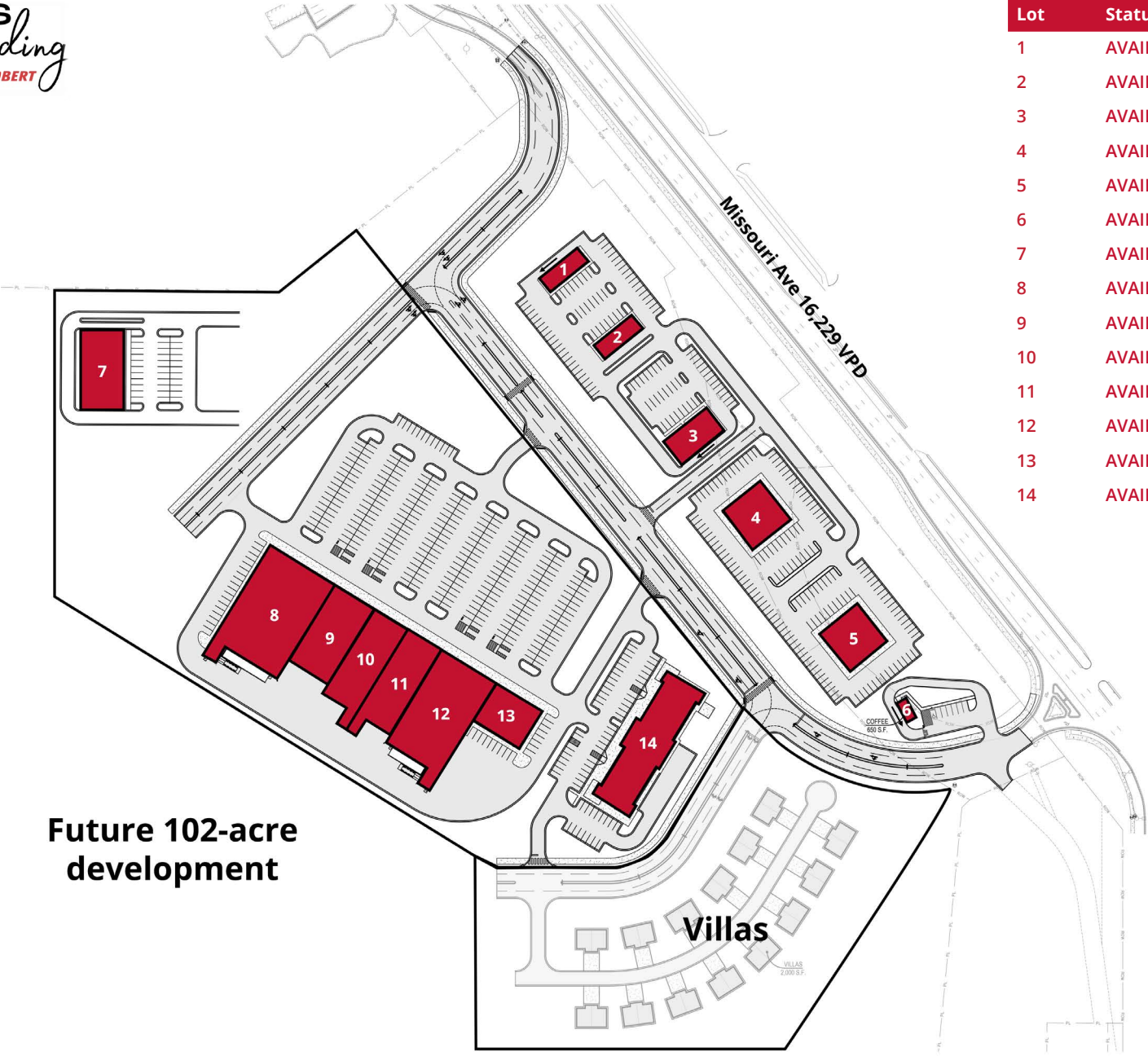
mswearngin@paceproperties.com

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.

Site Plan



Lot	Status	SF
1	AVAILABLE (DRIVE-THRU)	2,400
2	AVAILABLE	2,400
3	AVAILABLE (DRIVE-THRU)	4,500
4	AVAILABLE	6,000
5	AVAILABLE	6,000
6	AVAILABLE (DRIVE-THRU)	650
7	AVAILABLE	9,900
8	AVAILABLE	22,000
9	AVAILABLE	10,000
10	AVAILABLE	10,000
11	AVAILABLE	10,000
12	AVAILABLE	18,000
13	AVAILABLE	6,000
14	AVAILABLE	16,800

Future 102-acre development

Villas