



TOWN PLAZA SHOPPING CENTER

2136 WILLIAM, CAPE GIRARDEAU, MO 63703

FOR LEASE

Presented By:

TOM KELSEY

573.334.5200

tkelsey@lorimont.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Neighborhood center anchored by Harbor Freight and Planet Fitness. Full glass storefronts and excellent tenant mix.

PROPERTY HIGHLIGHTS

- High traffic & visibility location
- Full glass storefront spaces
- Large off-street parking lot
- Great central Cape location
- Excellent tenant mix
- Logo signs permitted

OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (+ NNN)
Available SF:	3,000 SF
Lot Size:	
Building Size:	119,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,036	13,030	18,726
Total Population	6,980	32,713	46,583
Average HH Income	\$48,032	\$51,417	\$53,586

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LEASE SPACES



LEASE INFORMATION

Lease Type:	+ NNN	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	\$3,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 150	LEASED!	10,850 SF	+ NNN	\$6,781 per month	10,850 SF space with showroom, offices, warehouse areas, excellent signage, and abundant off-street parking.
Suite 178	Available	3,000 SF	+ NNN	\$3,000 per month	This in-line space is suitable for a variety of businesses from retail, office or service type. The space is surrounded by an excellent mix of other businesses with great traffic and off-street parking.
Suite 125	LEASED!	4,000 SF	+ NNN	\$3,350 per month	Large open areas in this former retail space with full size storefront windows along with excellent opportunities for signage on the front of the space.
Suite 119	Leased!	7,000 SF	+ NNN	\$4,958 per month	7,000 SF lease space with full glass storefront. Large open area and excellent signage opportunities. \$4,958.00 per month + NNN.

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ADDITIONAL PHOTOS



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RETAILER MAP

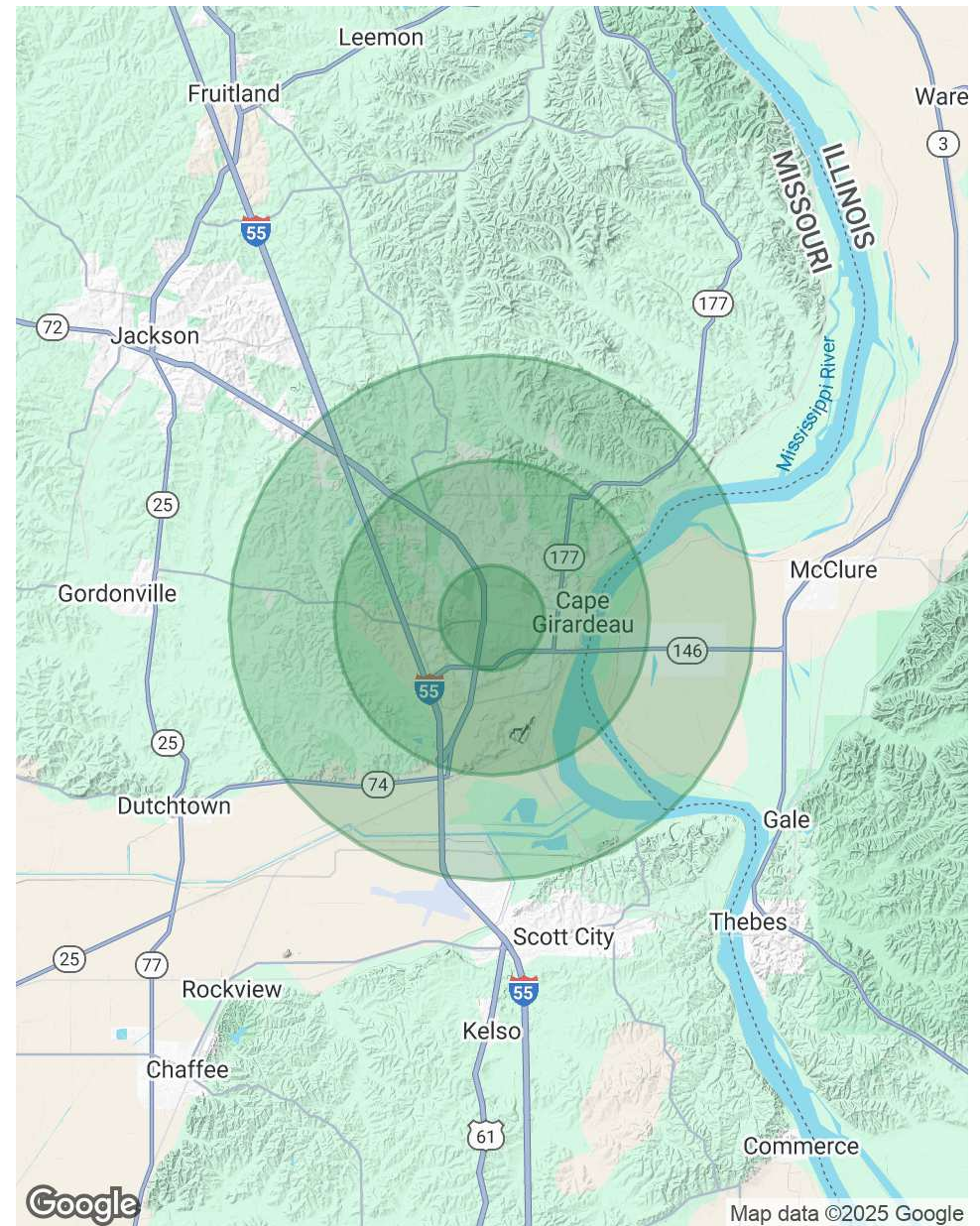


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,980	32,713	46,583
Average age	32.0	32.2	33.7
Average age (Male)	30.1	30.9	32.2
Average age (Female)	34.5	33.0	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,036	13,030	18,726
# of persons per HH	2.3	2.5	2.5
Average HH income	\$48,032	\$51,417	\$53,586
Average house value	\$85,757	\$148,256	\$163,046

* Demographic data derived from 2020 ACS - US Census



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