



SHOP SPACE WITH OFFICE

820 PROGRESS DR, FARMINGTON, MO 63640

FOR LEASE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Lease: 2,127 shop building (820 Progress Dr.) with office, loft storage, and overhead door, currently leased to Missouri Department of Conservation through June 30, 2026. Available July 1, 2026. Also available a shared 400 SF utility shed with fenced parking bullpen.

PROPERTY HIGHLIGHTS

- 2,127 SF shop space
- Office and storage
- Overhead door

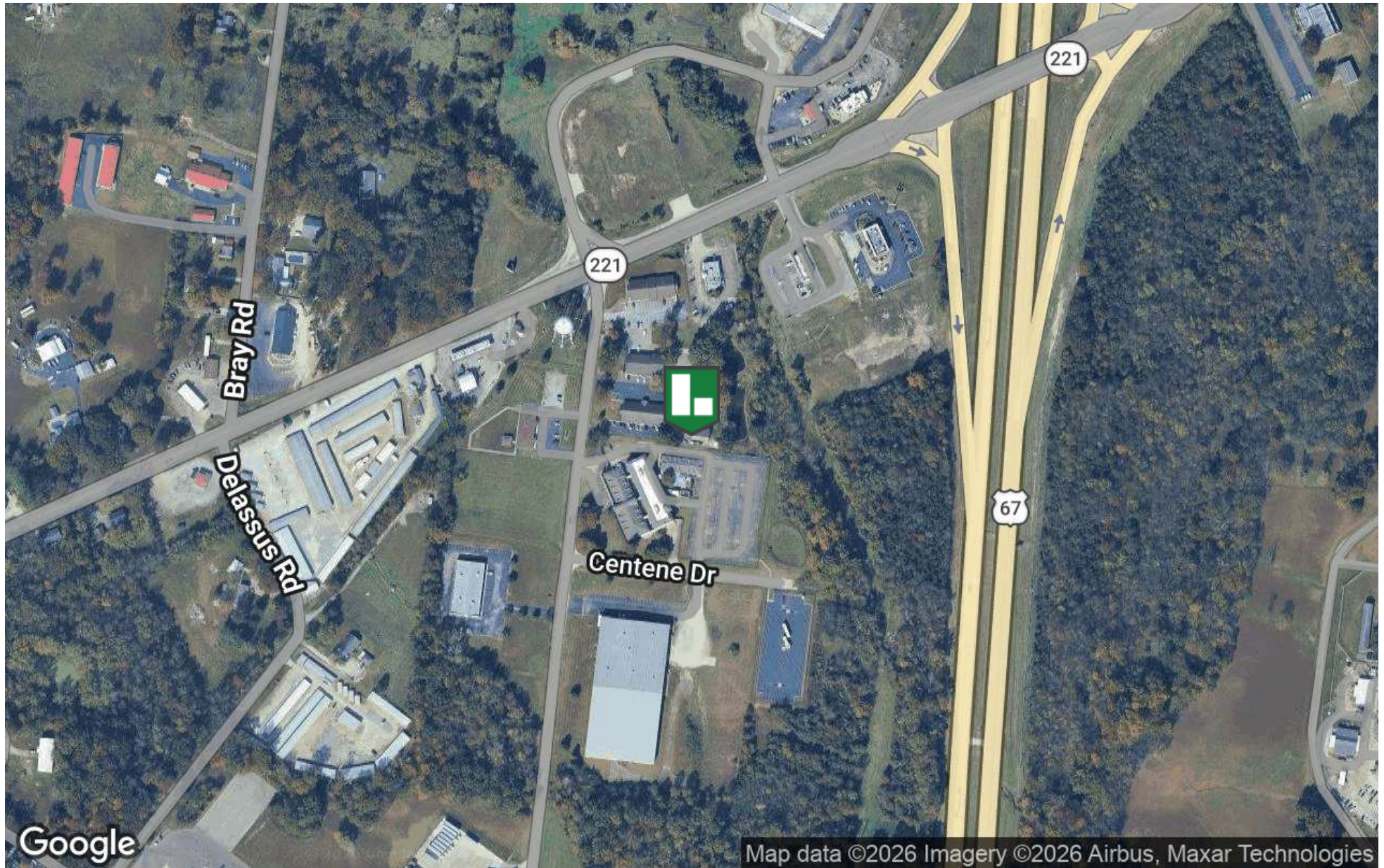
OFFERING SUMMARY

Lease Rate:	\$1,600 SF/yr (Gross)
Number of Units:	1
Available SF:	2,127 SF
Lot Size:	2.85 Acres
Building Size:	2,127 SF
NOI:	\$191,402.00
Cap Rate:	10.63%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	394	5,347	8,491
Total Population	3,349	15,364	23,872
Average HH Income	\$58,446	\$68,070	\$72,352

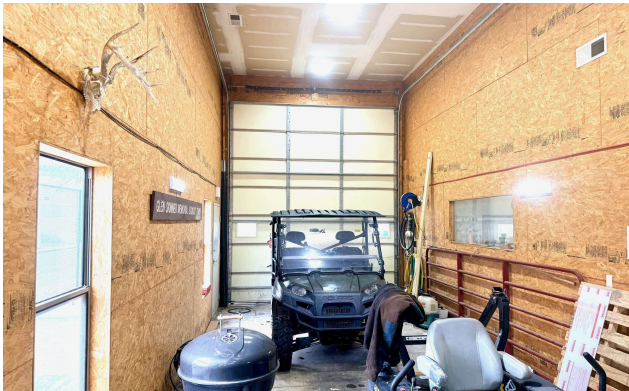
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LOCATION MAP



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ADDITIONAL PHOTOS



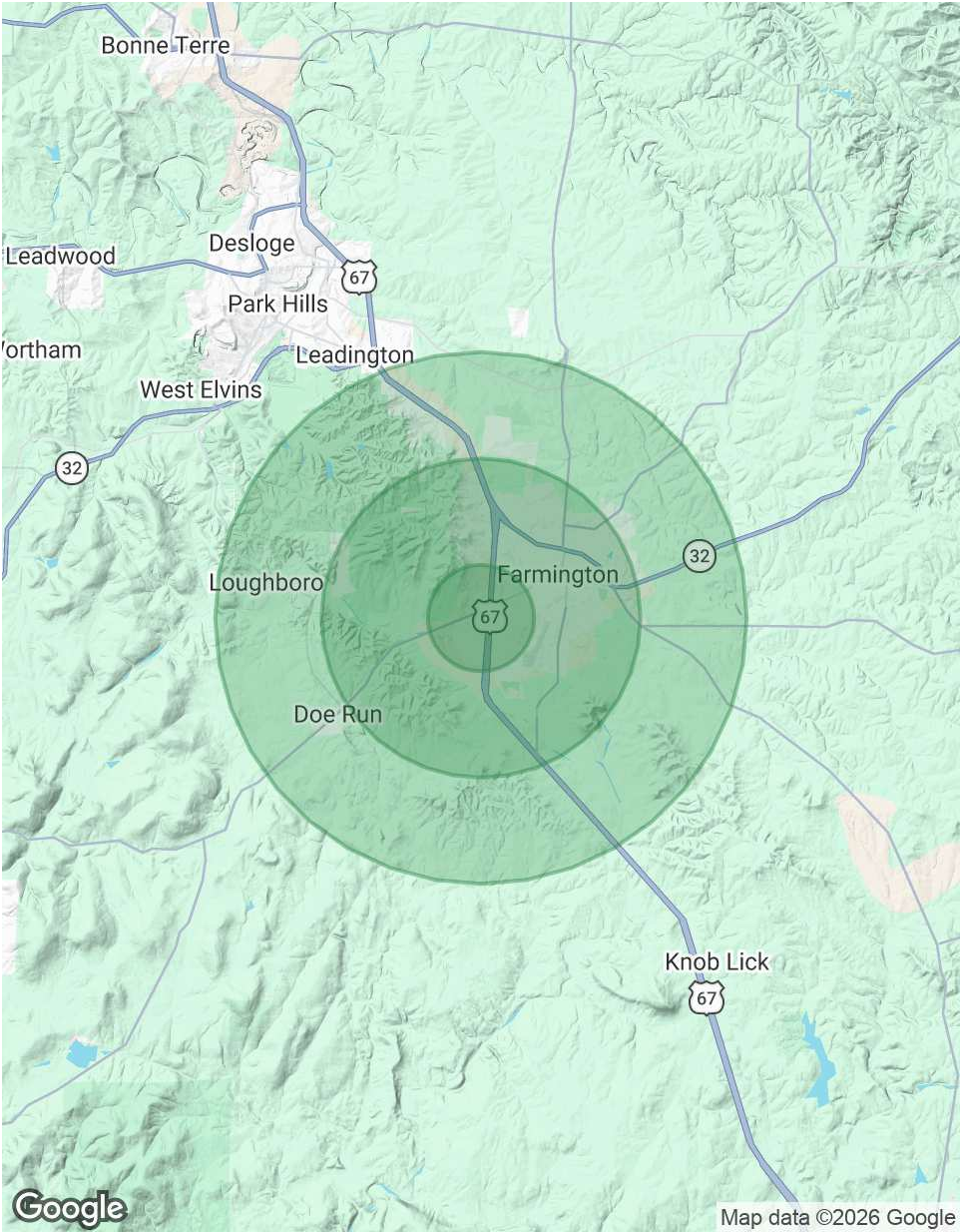
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,349	15,364	23,872
Average Age	37.7	38.4	39.2
Average Age (Male)	37.5	39.6	40.3
Average Age (Female)	40.7	39.6	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	394	5,347	8,491
# of Persons per HH	8.5	2.9	2.8
Average HH Income	\$58,446	\$68,070	\$72,352
Average House Value	\$160,541	\$204,517	\$202,025

2023 American Community Survey (ACS)



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