

# For Lease

Farmington, Missouri

FOR LEASE

## PROPERTY SPECIFICS:

- Square Feet: 36,000-68,000 SQFT
- Zoning: Commercial/Manufacturing
- Location: 4335 Showplace Drive
- Lease type: Triple-net
- CAM & RE Tax: \$2.81 (approx)
- Price per square foot: \$7.00



## Retail / Commercial Building

36,000 - 68,000 SQFT Available

### DESCRIPTION OF PROPERTY:

36,000 square foot class "A" retail space available with an additional 32,000 square foot lower level climate controlled space for lease. Located on frontage road of Highway 67 in Farmington MO which has seen a sharp increase in population, and a high need for retail. Offices and restrooms built out, newly carpeted flooring, great for large scale retailer, dealership, or manufacturing company. This retail building is located close to the proposed Farmington Crossing Shopping Center, the soon to be home of Home Depot, Target, and other major retailers.

### STRONG DEMOGRAPHICS:

	3 Mile	5 Miles	7 Miles
Population	9,600	11,385	15,500

### TRAFFIC COUNTS:

8,100 vehicles per day (doubling in summer months)



**Sherry Wagner**

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## Commercial / Retail

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### Furniture Store

5 Restrooms

Offices

7 HVAC units

64 tons

1200 A 3 phase

1,118,000 BTU

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