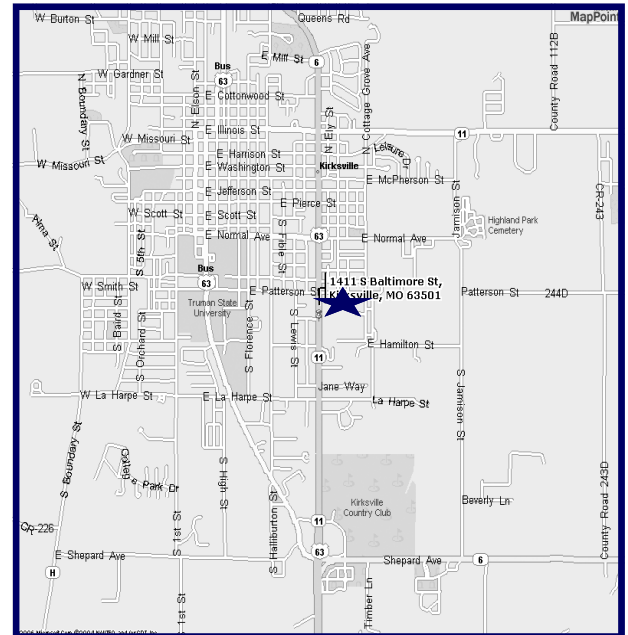


1411 S. BALTIMORE STREET (US Hwy. 63) KIRKSVILLE, MO 63501

**PROPERTY FOR LEASE
\$45,000 NNN**



- ◆ **4,900 +/- SF Building on 1.1 +/- acres**
- ◆ **Great Restaurant Opportunity**
- ◆ **Pylon Signage**
- ◆ **Join New Walgreens and Home Depot in Kirksville**
- ◆ **Drive-Thru Window**
- ◆ **College Town - Truman State Univ., 6,500 +/- students/faculty**
- ◆ **A.T. Still Osteopathic Medical School 1,500 +/- students/faculty**



DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	14,825	18,128	21,642
Family Income (Avg)	\$53,017	\$52,609	\$50,446

**Traffic Counts 20,000 +/- ADT (MODOT)
US Hwy. 63**

For more information please contact
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 314.422.1689 cell
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