

FOR LEASE



KESSINGER HUNTER
commercial real estate

IRONGATE PLAZA | RETAIL/OFFICE SPACE AVAILABLE 501-507 Granite Drive, Peculiar, Missouri 64078



Property Features

- 1,620± SF retail/office space available
- Strong demographics: 101,000 residents with an average income of \$103,000 within a 5-mile radius
- Located in the heart of Peculiar's growing commercial corridor with excellent visibility and access from MO-291 and I-49
- Surrounded by rapid residential and commercial growth, bringing consistent daily traffic and long-term demand

\$16.00 PSF BASE RENT + NNN

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	3,451	8,740	17,942
Avg. HH Income	\$106,489	\$108,613	\$118,083
# of Businesses	48	139	309
# of Employees	392	1,139	2,713

For additional information, contact:

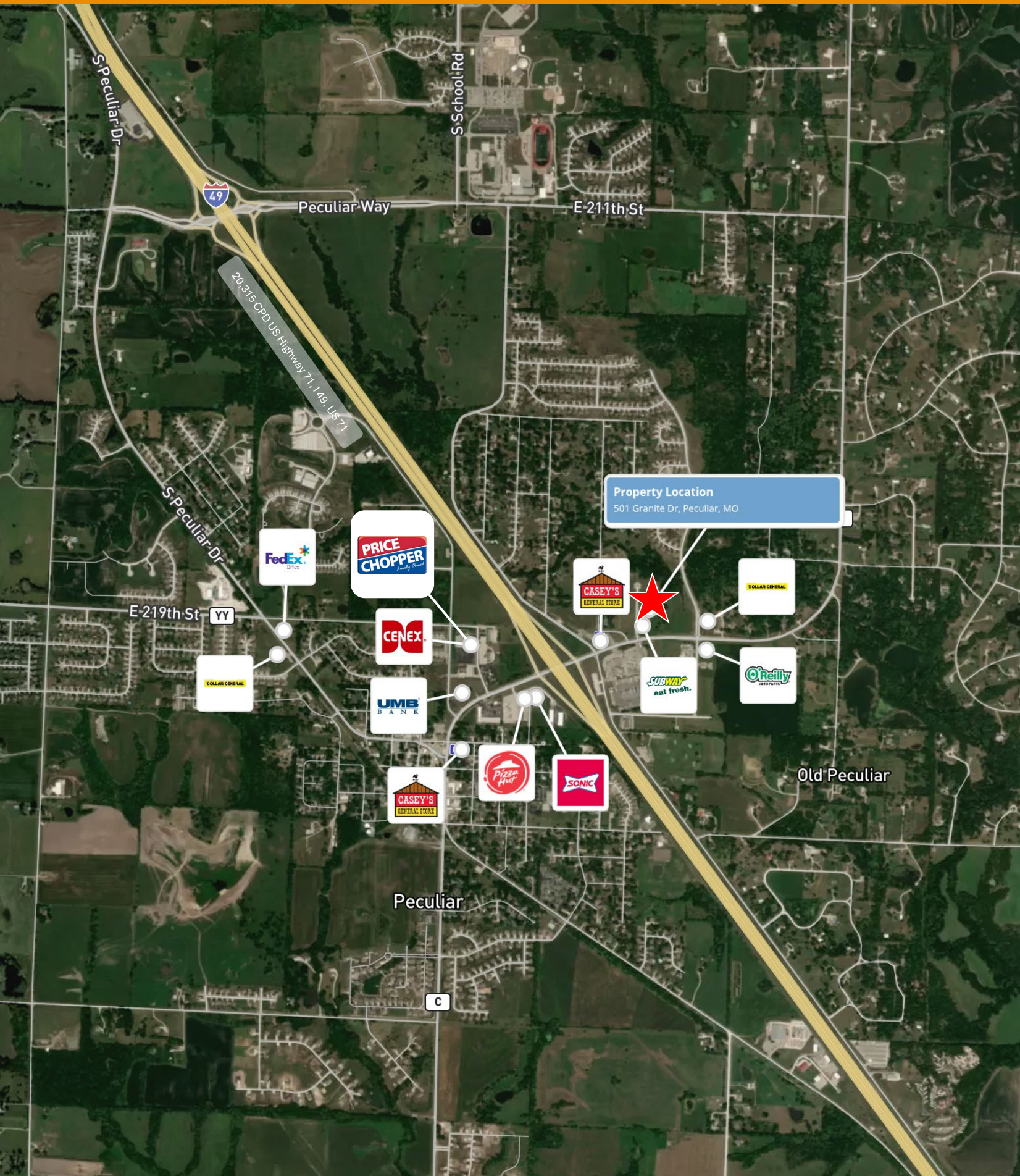
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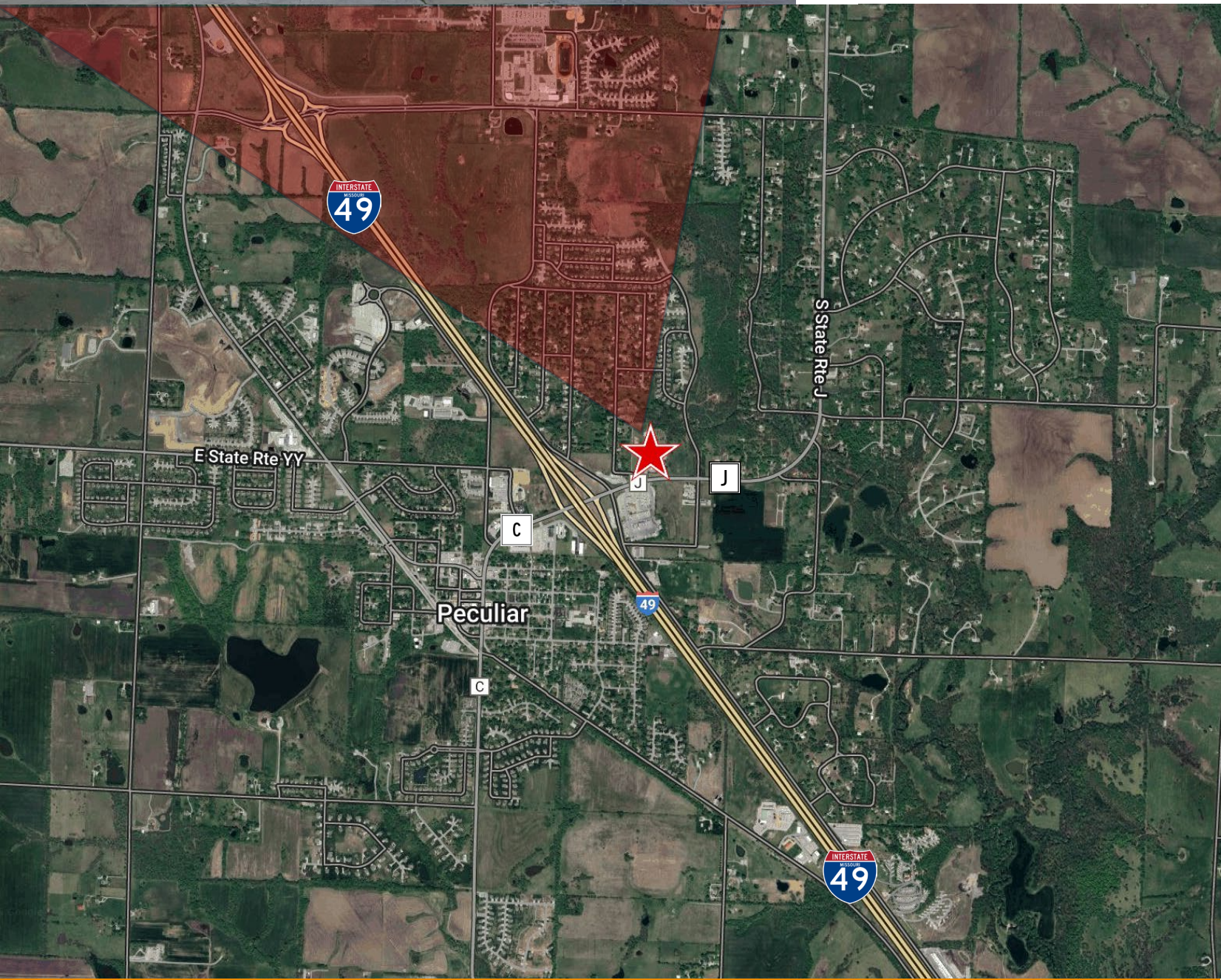
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Aerial View





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