



501 E Hwy 72

Fredericktown, MO 63645

FOR SALE | Contact Broker



Property Highlights

1

High-Visibility Location

Situated directly on E Highway 72, Fredericktown's primary east-west commercial corridor linking downtown to US-67

2

Established Retail Corridor

Located along Fredericktown's primary retail corridor near other national and regional retailers and restaurants

3

Growing Trade Area

Over \$500 million in committed investment for fully permitted critical-mineral processing location two miles from the site by US Strategic Metals

4

Freestanding Drive-Thru Building

±3,531 SF freestanding former QSR building on ± 1.77 acres with drive-thru lane, suitable for restaurant, retail, or service reuse

5

Ample Parking

Large existing paved parking field with excess land for reconfiguration or added site improvements

6

Corporate Guaranteed Lease

Corporate Guaranteed Lease with buy out option providing ~\$60,000 a year in NOI through the end of 2027. Flexible buyout options for an owner user

Trade Area



Area Demographics

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles

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Population

2,950 | 5,830 | 7,510

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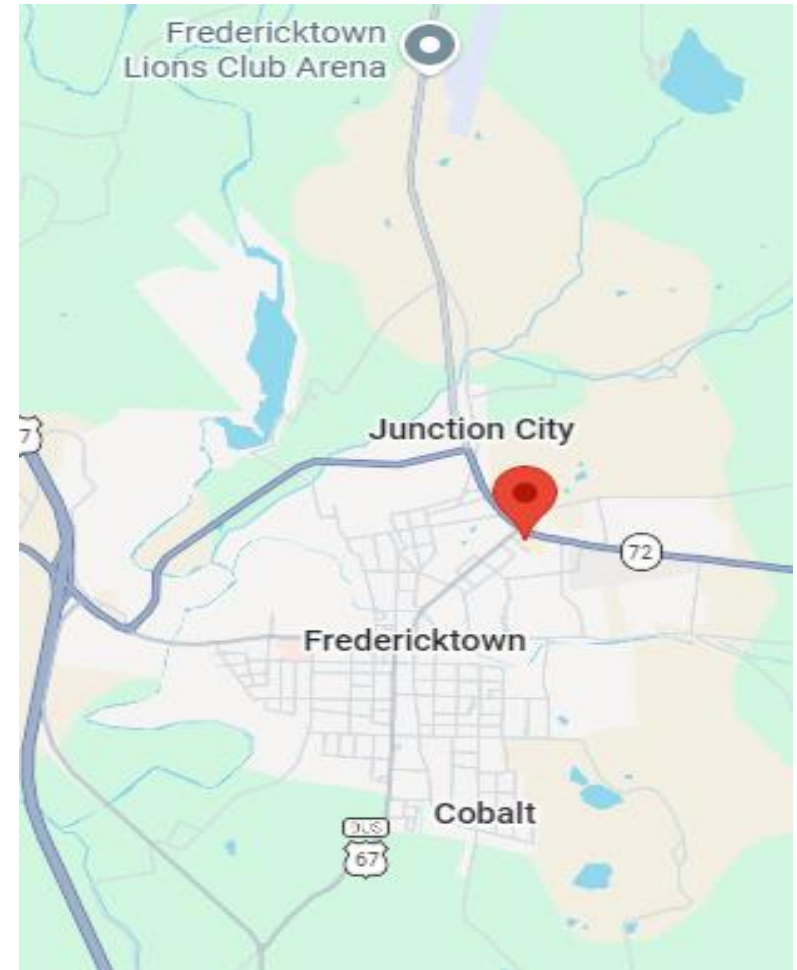
Daytime Population

3,300 | 6,300 | 8,050

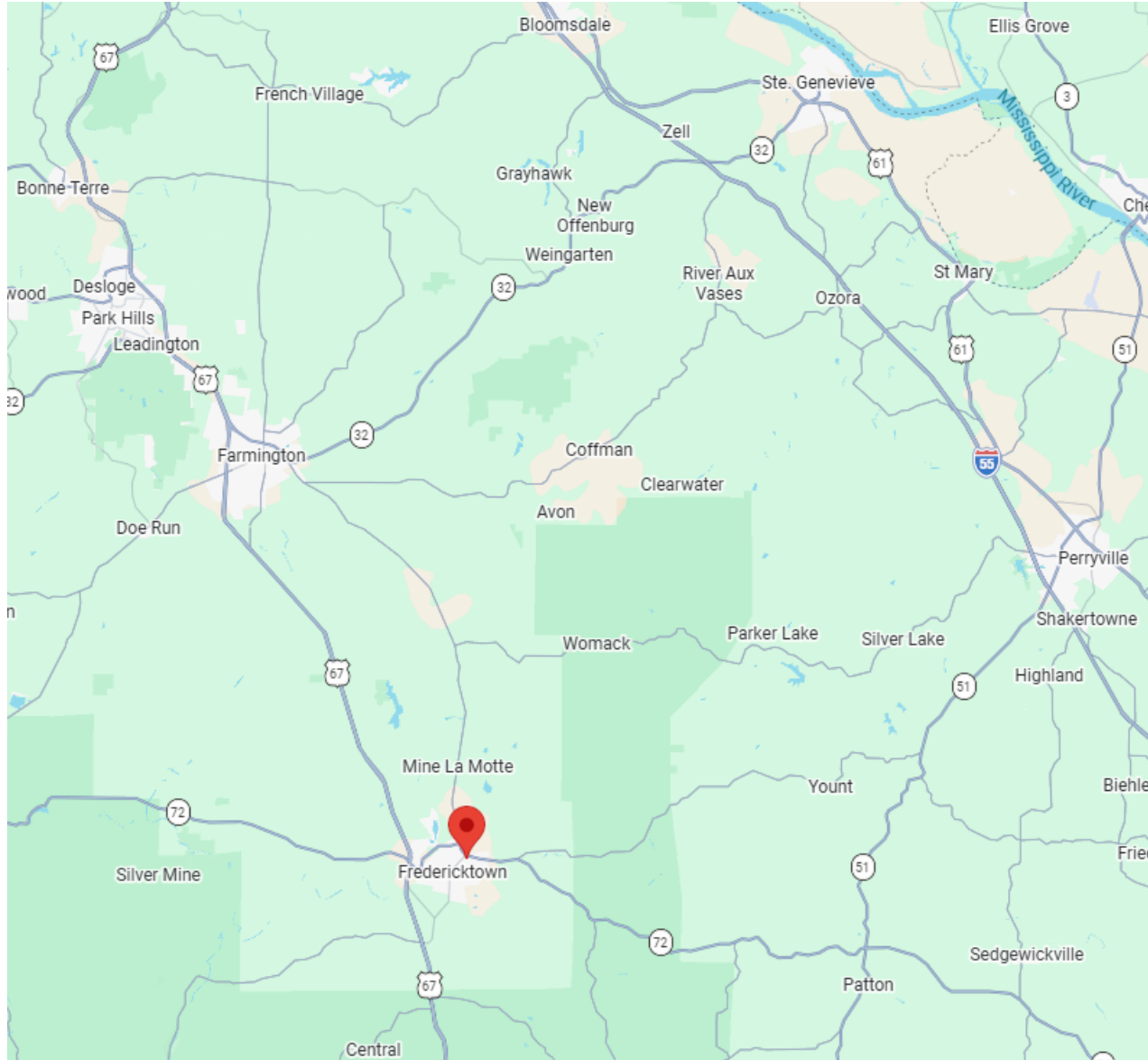
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Median Household Income

\$47,800 | \$51,900 | \$54,325



Location & Contact



Bobby Kaye

Broker

Office: 314.849.5858 x107

Cell: 314.387.1355

Bobby@bahnrealty.com



Nick Bahn

Broker/Partner

Office: 314.849.5858

Cell: 314.322.2020

Nick@bahnrealty.com

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