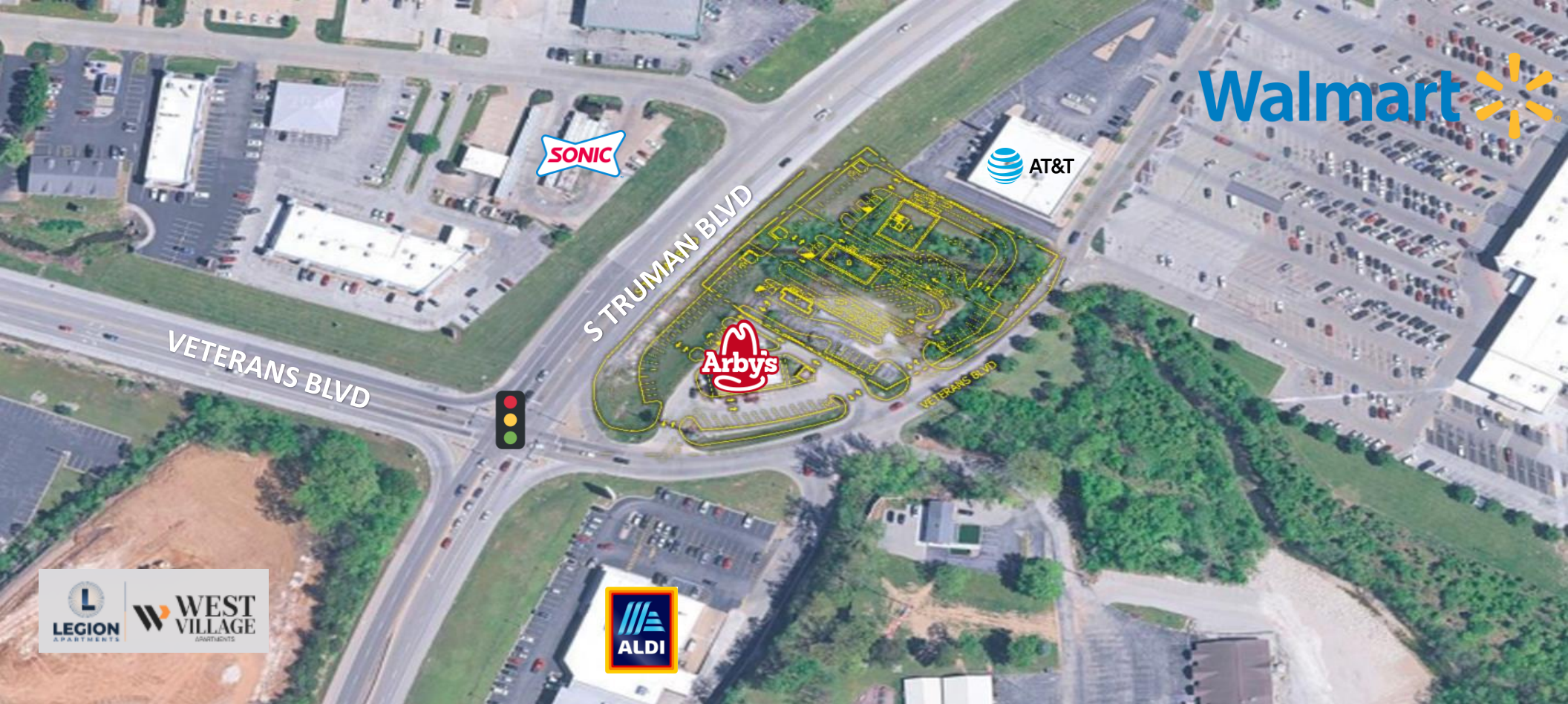




S Truman Blvd & Veterans Blvd

Festus, MO 63028

**RETAIL DEVELOPMENT
FOR LEASE | CALL FOR PRICING**

STEPHEN F.
BAHN
COMMERCIAL REAL ESTATE SERVICES

Property Highlights

1

Hard-Corner Location

Prominent corner of S Truman Blvd (US-61/67) and Veterans Blvd with strong visibility

2

Strong Retail Trade Area

Near Walmart Supercenter, ALDI, Schnucks and national restaurants driving cross-shopping

3

Interstate Access

Minutes from I-55, serving local residents and regional commuters

4

Three Pad Sites

Lots from 0.524 AC to 0.712 AC; 1.784 AC total across Lots A, B and C

5

Drive-Thru Ready

Building B (2,000 SF) and Building C (750 SF) planned with drive-thru lanes

6

Bank / Office Building

Building A: two-story, 6,000 SF bank building on a 0.712 AC lot

Area Demographics

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

6,976 | 23,857 | 37,171



Households

2,963 | 9,459 | 14,573



Median Household Income

\$96,686 | \$92,754 | \$92,418



Site Plan

PROJECT DATA

BUILDING	AREA
A : 2-STORY BANK BLDG.	6,000 S.F.
1st FLOOR BANK =	3,000 SF
2nd STORY OFFICE =	3,000 SF
TOTAL L.S.F. =	6,000 S.F.

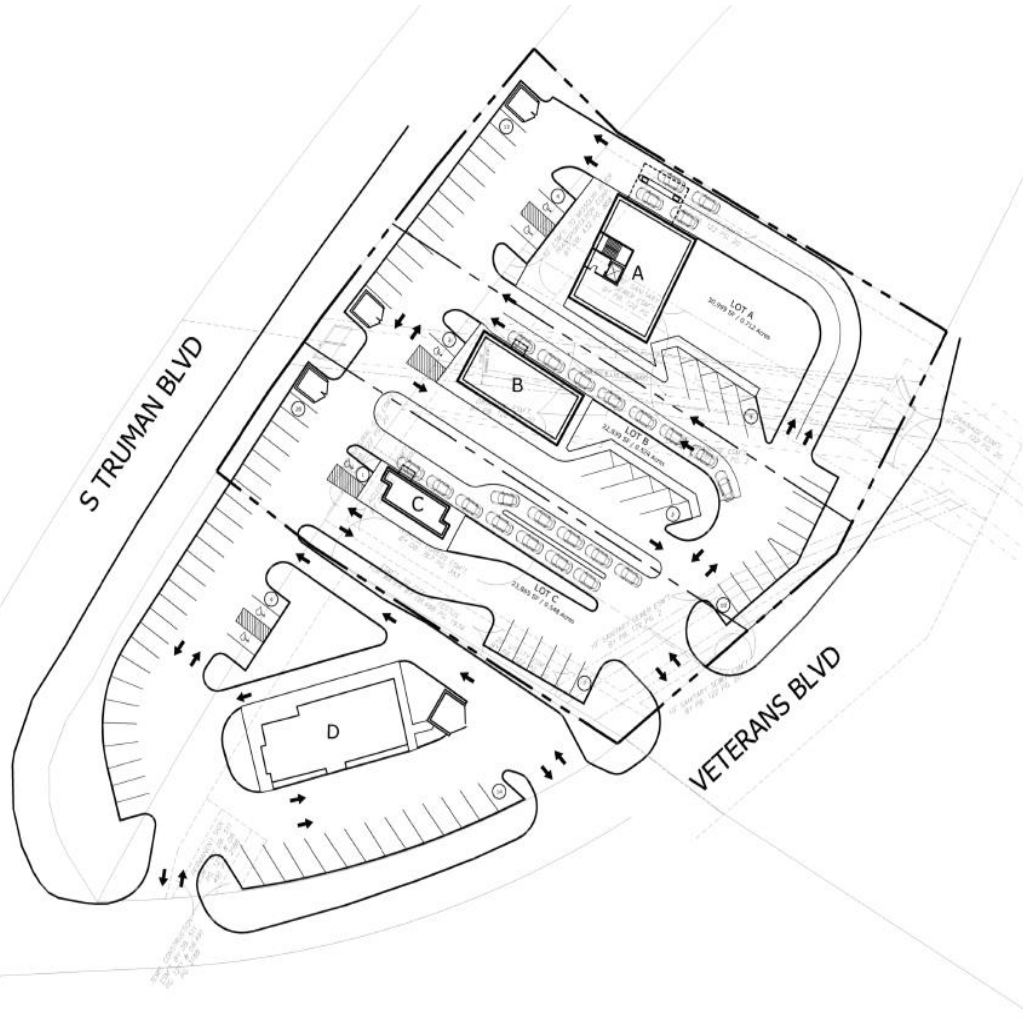
B : D.T. QUICK SERVE 2,000 S.F.

C : D.T. QUICK SERVE 750 S.F.

D : EXISTING ARBY'S 2,650 S.F. +/-

PARKING PROVIDED: 93 P.S.

PARKING REQUIRED		
BLDG A		
BANK SPACE: 1 P.S. / 200 SF =		15 P.S.
OFFICE SPACE: 1 P.S. / 200 SF =		15 P.S.
BLDG B		
RESTAURANT SPACE: 1 P.S. / 125 SF =		16 P.S.
BLDG C		
RESTAURANT SPACE: 1 P.S. / 125 SF =		6 P.S.
BLDG D		
RESTAURANT SPACE: 1 P.S. / 125 SF =		22 P.S.
TOTAL REQ'D P.S. =		74 P.S.



Building A

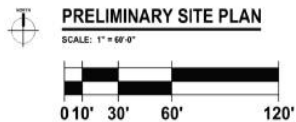
A Two-story bank building
6,000 SF | Lot A: 0.712 AC

Building B

B Drive-thru building
2,000 SF | Lot B: 0.524 AC

Building C

C Drive-thru building
750 SF | Lot C: 0.548 AC



Trade Area



Trade Area Profile



Location

Proximity & Accessibility

- Approx. 30 miles south of downtown St. Louis with quick access to I-55
- Frontage on S Truman Blvd (US-61/67), Festus' primary commercial corridor

Demographics

Established Households

- 5-mile median household income of \$92,418
- 37,000+ residents within 5 miles of central Festus

Retail Environment

Proven Retail Corridor

- Walmart Supercenter and ALDI anchor the surrounding trade area
- Home Depot, Lowe's and national QSRs drive daily traffic near I-55

Community

Regional Hub

- Festus–Crystal City is the commercial hub of southern Jefferson County
- Part of the St. Louis MSA with a steady base of residents and commuters

Leasing Plan & Site Availability

8,750 SF

TOTAL GLA

1.784 AC

SITE SIZE

Call

ASKING RATE (NNN)

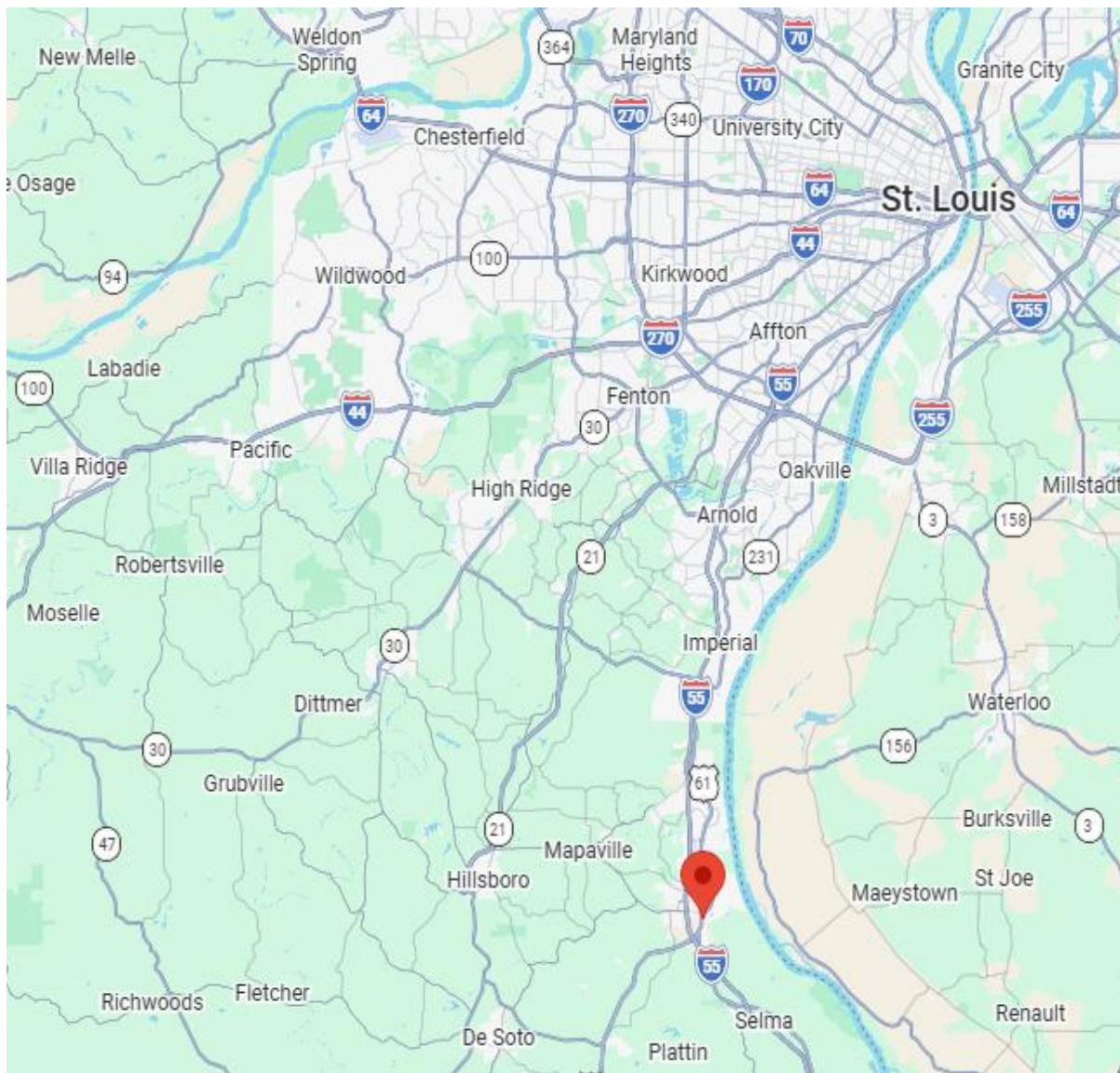
Commercial

ZONING

BUILDING	PLANNED USE	BUILDING SF	LOT SIZE
Building A	Two-Story Bank Building	6,000 SF	0.712 AC
Building B	Drive-Thru Building	2,000 SF	0.524 AC
Building C	Drive-Thru Building	750 SF	0.548 AC

Site plan, building sizes and uses are conceptual and subject to change. Contact broker for current leasing status.

Location & Contact



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Broker

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Cell: 322.2020

Nick@bahnrealty.com

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