

FOR LEASE

11,840 Square Feet

1716-1720 N. BALTIMORE STREET KIRKSVILLE, MO 63501



Location Amenities

- Site location near signaled intersection off of Highway 63.
- Close to both A.T. Still University and Truman State University.
- Kirksville serves as the Adair County seat and is a regional hub, attracting an area population of approximately 50,000.
- Surrounding retailers included: Walmart, Home Depot, ALDI, Hobby Lobby, Ace Hardware, HyVee, Dollar General, Dollar Tree, Tractor Supply Co, and more.

**HARBOR
FREIGHT**
Quality Tools at Ridiculously Low Prices

**TSC TRACTOR
SUPPLY CO**



For more information, contact
Kim Keyes

Office: 660.665.3277
Cell: 660.626.3920
kimkeyes3920@gmail.com

SITE PLAN AND PROPOSED ELEVATIONS

Single Tenant & Multi-Tenant Availability

BALTIMORE STREET

15,000 VPD



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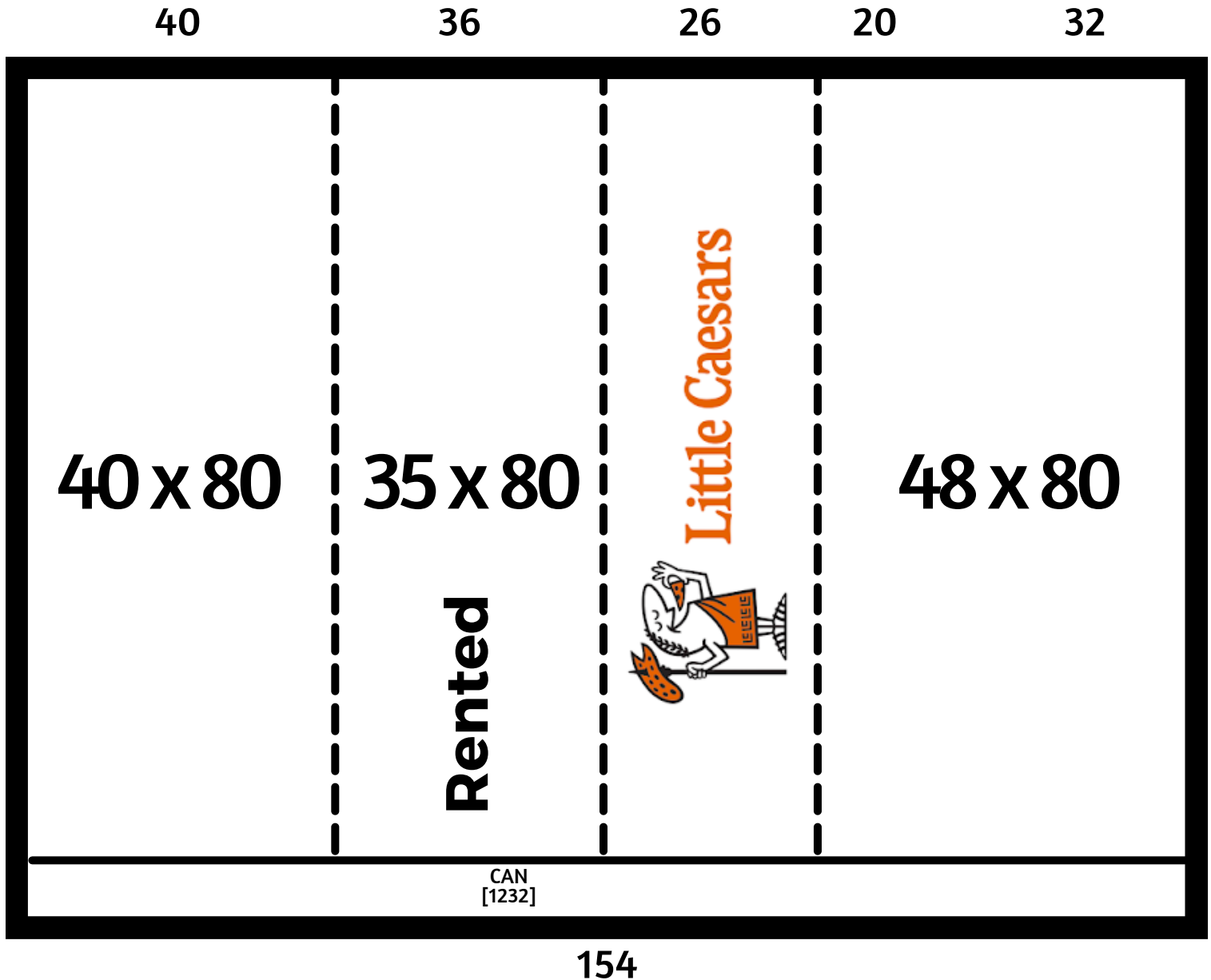


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PROPERTY SPECIFICATIONS

1716-1720 N. Baltimore Street, Kirksville, MO 63501



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MARKET RETAIL MAP

1716-1720 N. Baltimore Street, Kirksville, MO 63501

Kraft Foods

- +1000 employees
- Recent \$224M expansion

A.T. Still University

- Kirksville College of Osteopathic Medicine

Truman State University

- +6200 students (fall 2019)
- +400 faculty

MACC Campus

- Moberly Area Community College

Kirksville Schools

- K-12 Campuses
- Office of Education



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DEMOGRAPHICS

Population

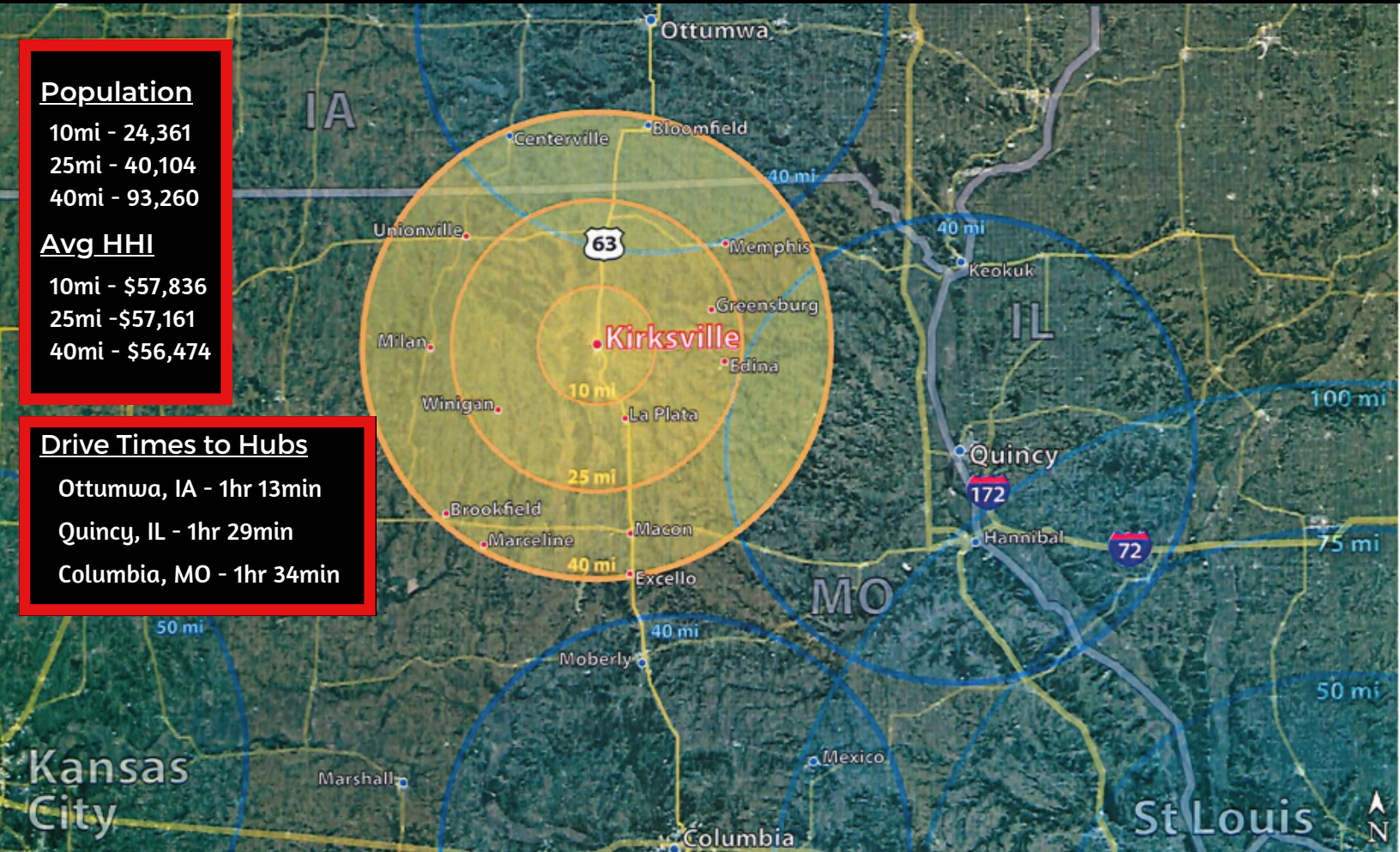
10mi - 24,361
25mi - 40,104
40mi - 93,260

Avg HHI

10mi - \$57,836
25mi - \$57,161
40mi - \$56,474

Drive Times to Hubs

Ottumwa, IA - 1hr 13min
Quincy, IL - 1hr 29min
Columbia, MO - 1hr 34min



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