

FOR LEASE VALUE-ADD OPPORTUNITY



KIRKSVILLE RENAISSANCE

2104-2302 S. BALTIMORE STREET



For more information, contact
Kim Keyes

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PROPERTY HIGHLIGHTS

Single Tenant & Multi-Tenant Availability



Kirksville Renaissance is a 133,658 SF retail center (the "Property") located along Baltimore Street and in close proximity to Truman State University in Kirksville, Missouri. The property is anchored by Orscheln Farm & Home and presents potential investors with a value-add opportunity through leasing 37,750 SF of vacant space.



Built in
1976/1985



11.8
Acres



6
Tenants



Vehicles Per Day
20,881



133,658
Square Feet



Occupancy
72%



Parking Ratio
4:1,000



Zoning
C-3

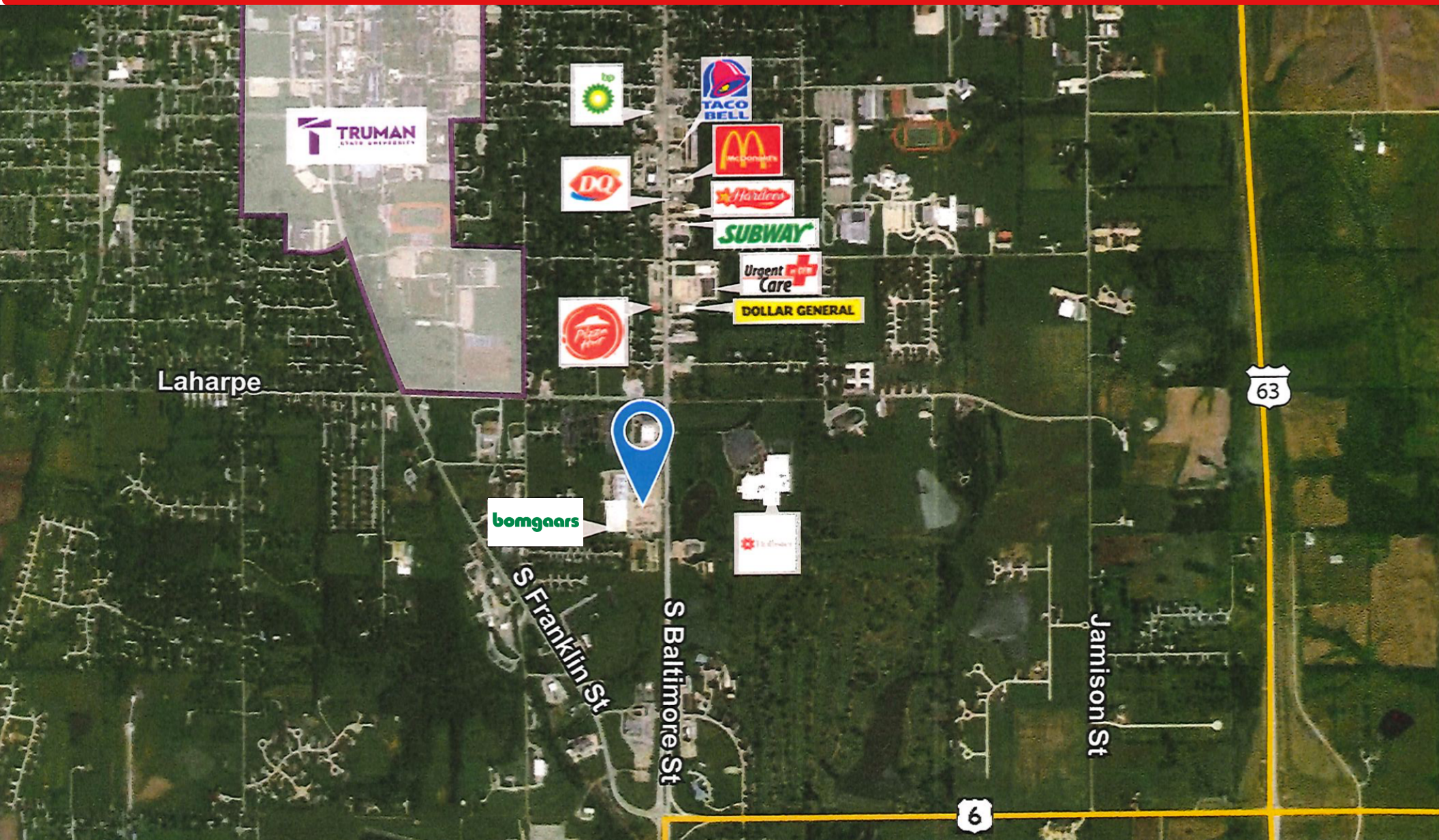


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PROPERTY INFORMATION - ZOOM AERIAL

2104-2302 S. Baltimore Street, Kirksville, MO 63501



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PROPERTY INFORMATION - MARKET AERIAL

2104-2302 S. Baltimore Street, Kirksville, MO 63501



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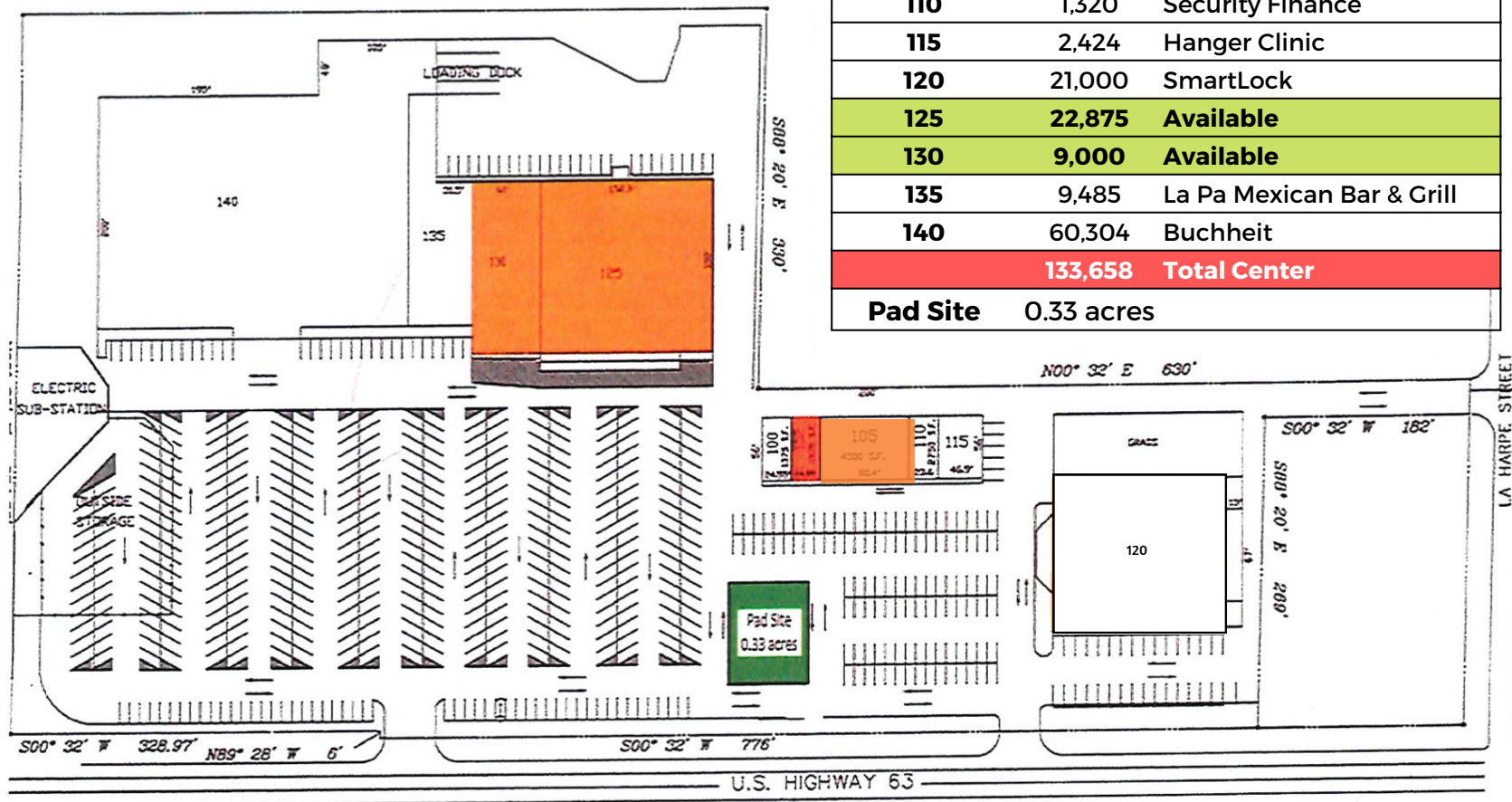
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SITE PLAN

2104-2302 S. Baltimore Street, Kirksville, MO 63501

KIRKSVILLE RENAISSANCE CENTER TENANTS

Unit	Sqft.	Tenant
100	1,375	U.S. Cellular
102	1,375	Available
105	4,500	Available
110	1,320	Security Finance
115	2,424	Hanger Clinic
120	21,000	SmartLock
125	22,875	Available
130	9,000	Available
135	9,485	La Pa Mexican Bar & Grill
140	60,304	Buchheit
133,658		Total Center
Pad Site	0.33 acres	



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