

# 407 W.CENTENNIAL AVENUE

CARTHAGE, MO 64836

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:

Lease Rate:

Currently Occupied |  
Inquire if Interested

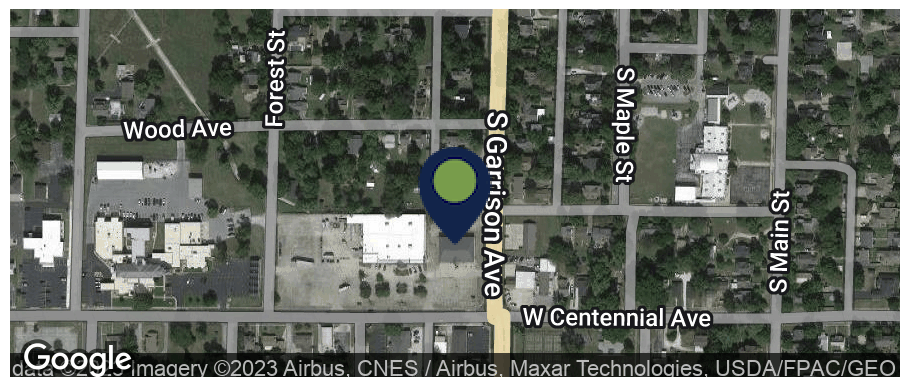
Building Size:

7,010 SF

## PROPERTY OVERVIEW

Strong visibility on the northwest corner of E Centennial Ave and S Garrison Ave with up to 7010 Sq Ft available for full vacancy, we are open to negotiate with you to accommodate for your business needs.

## PROPERTY HIGHLIGHTS



Presented By:

Legacy Commercial Property

847-904-9200

info@legacypro.com



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ADDITIONAL PHOTOS



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PLANS



## LEGEND

Unavailable

## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
407 W Centennial Ave	Discount Smokes & Liquor	7,010 SF	NNN	-	-

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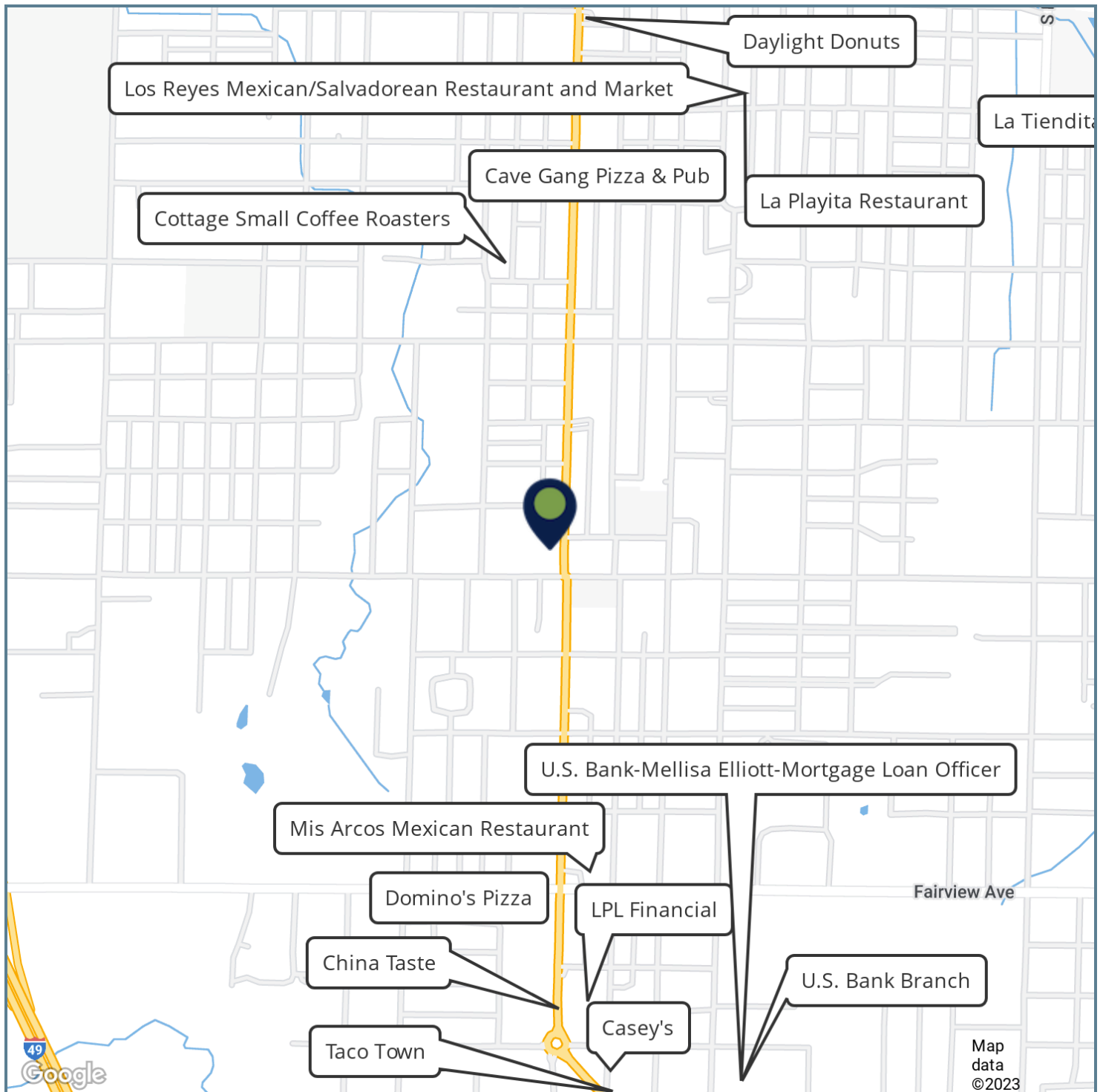
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## RETAILER MAP



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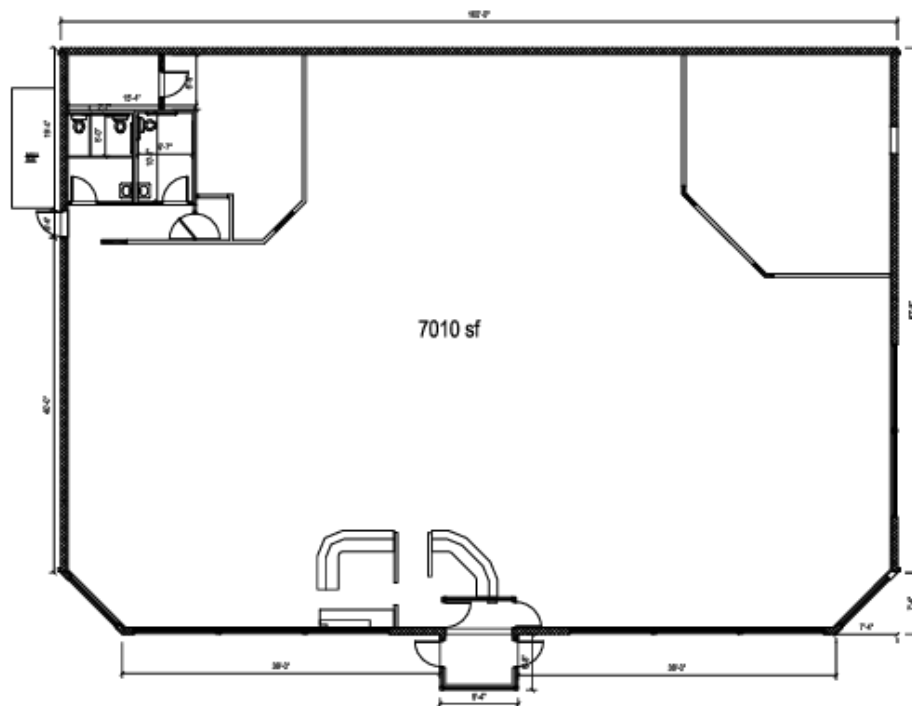
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## FLOOR PLANS



**#383 Carthage, MO**  
407 W. CENTENNIAL AVE, CARTHAGE, MO 64836  
Floor Plan

**\*EXISTING CONDITIONS: V.L.F.**  
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 11/5/2020

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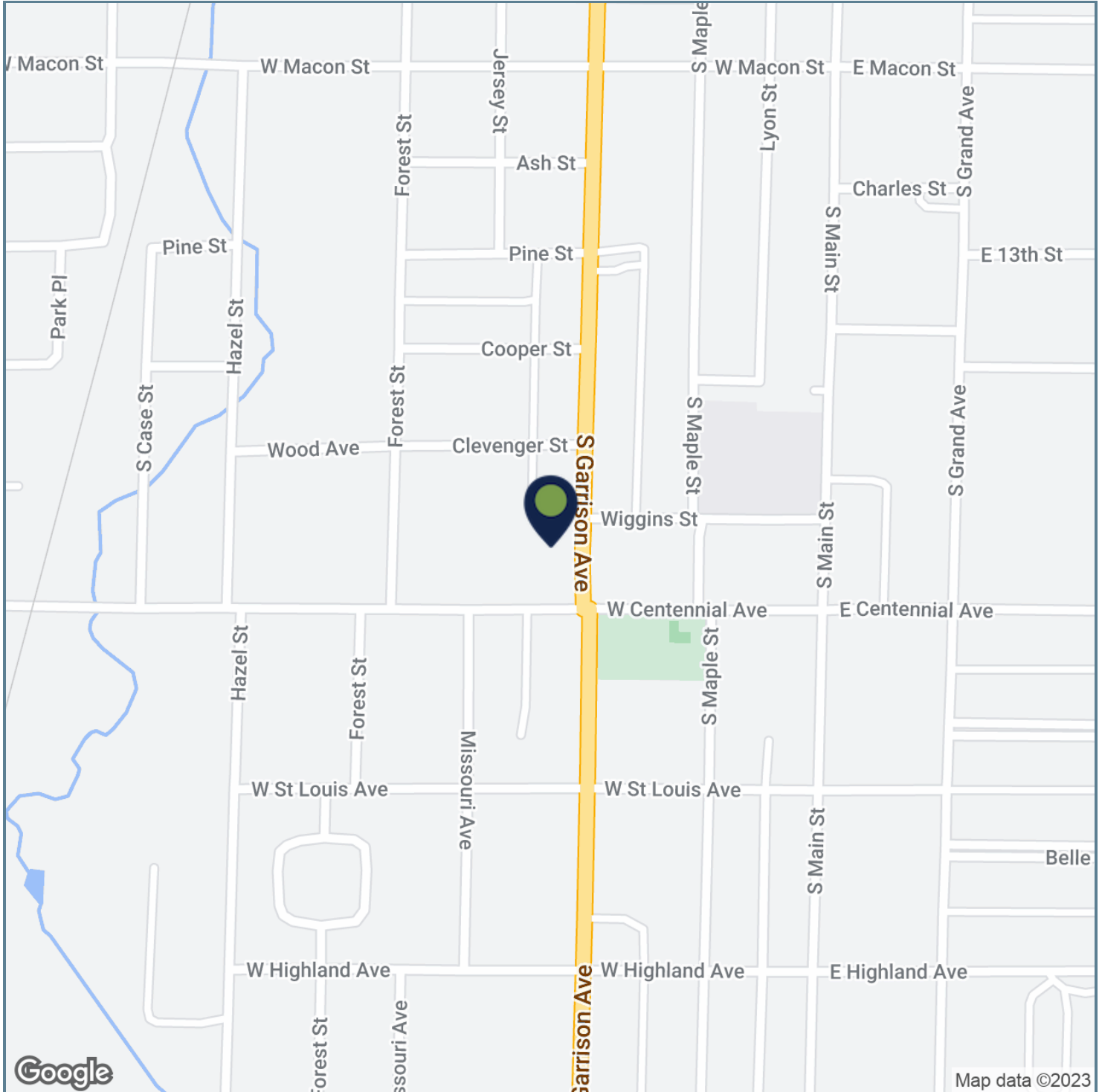
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LOCATION MAPS



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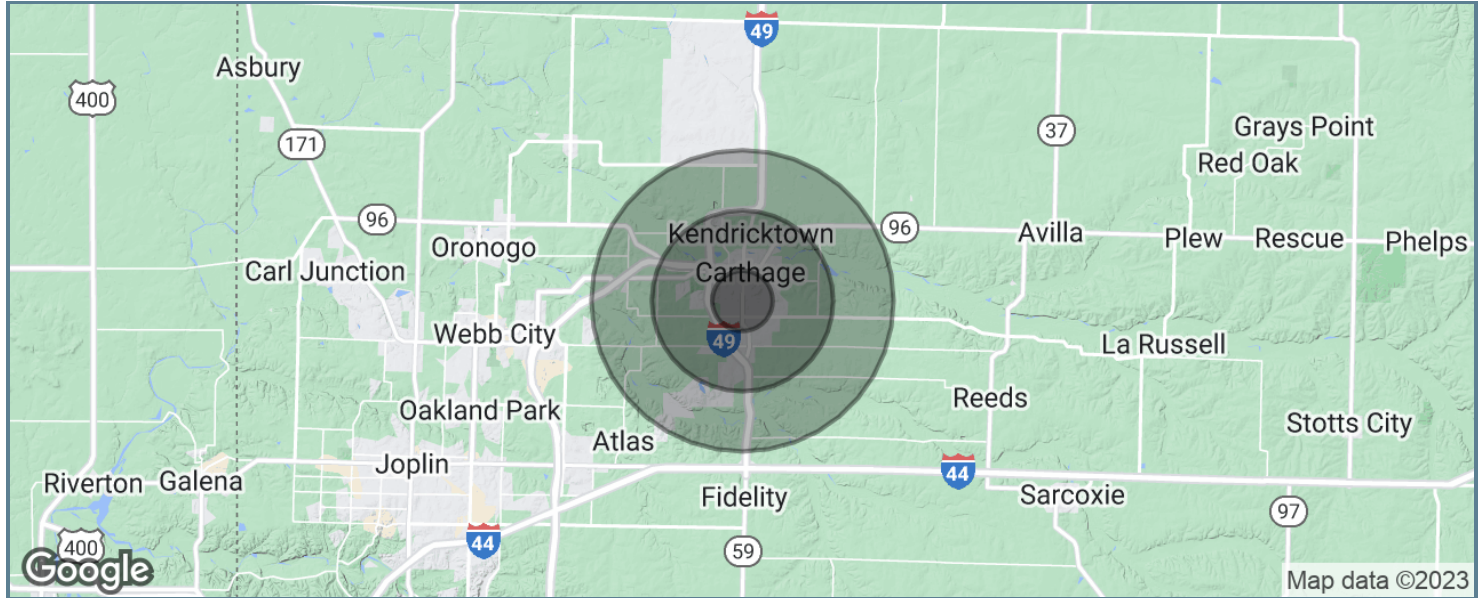
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,032	18,248	25,328
Median age	36.9	34.8	34.8
Median age (Male)	36.0	33.8	34.0
Median age (Female)	37.4	35.2	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,127	6,577	9,154
# of persons per HH	2.7	2.8	2.8
Average HH income	\$44,280	\$43,552	\$44,997
Average house value	\$104,858	\$105,050	\$110,367

\* Demographic data derived from 2020 ACS - US Census

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