

# 1330 BROADWAY ST.

1330 BROADWAY ST., CAPE GIRARDEAU, MO 63701

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1330 BROADWAY ST in Cape Girardeau, MO. This well-managed retail or office space has strong visibility on the NE corner of Broadway St & North West End Blvd. The building is in a well-established area with great on-site parking with over 40 spaces. The 7,243 SF building sits near the heart of the Cape Girardeau business district and is ready for its next generation of retail. This property has been a well-known retail staple of the Cape Girardeau community for years and offers landmark recognition & captivating signage. Give our Cape Girardeau County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity.

### OFFERING SUMMARY

Lease Rate:	Currently Occupied   Inquire if Interested
Number of Units:	3
Available SF:	1,540 SF
Building Size:	7,243 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,861	16,040	19,379
Total Population	11,660	34,699	42,032
Average HH Income	\$41,208	\$48,695	\$51,825

Presented By:

**Legacy Commercial Property**  
847.904.9200  
info@legacypro.com

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ADDITIONAL PHOTOS



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**LEGACY**  
COMMERCIAL PROPERTY

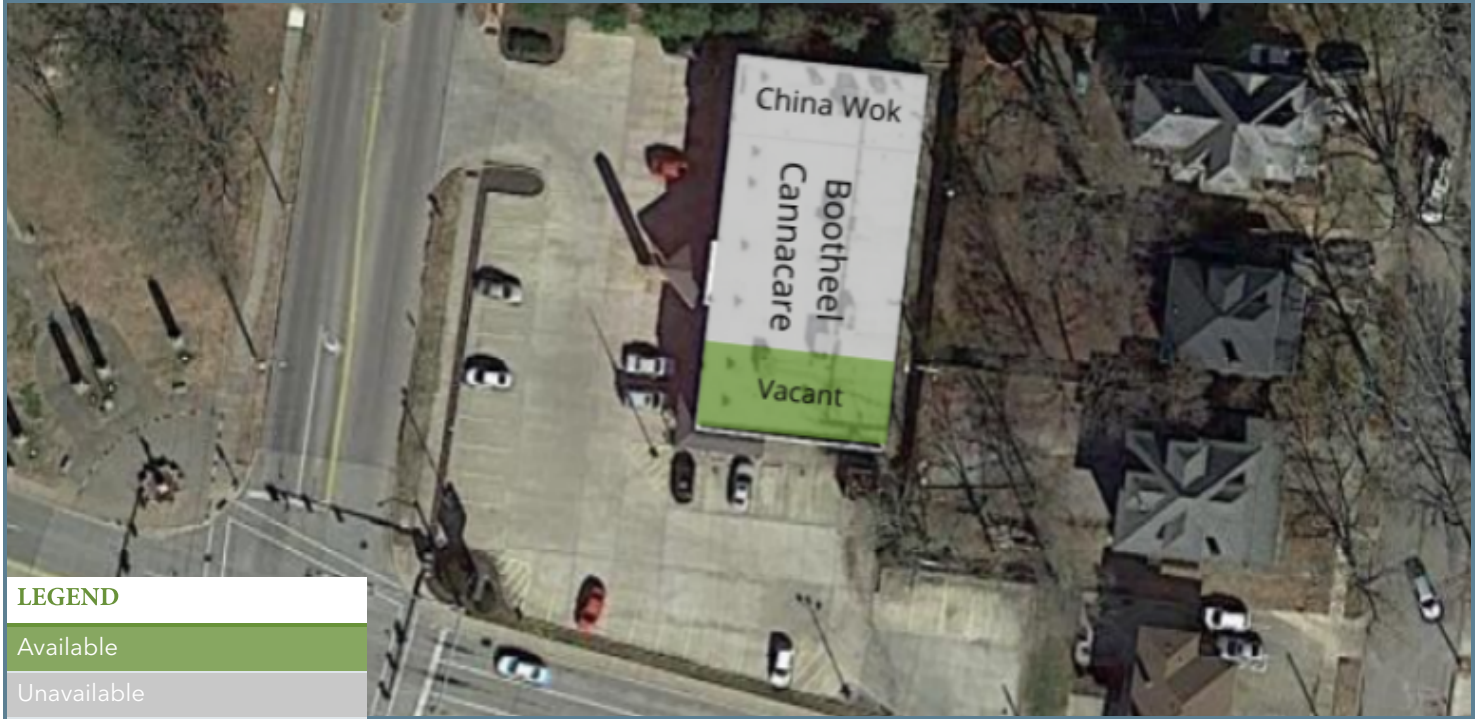
209 Powell Place  
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PLANS



## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,540 SF

Lease Term:	Negotiable
Lease Rate:	Currently Occupied   Inquire if Interested

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1330 Broadway St	China Wok	1,200 SF	NNN	-	-
1330 Broadway St	Boothel Cannacare	4,503 SF	NNN	-	-
1330 Broadway St	Available	1,540 SF	NNN	Contact Broker for Pricing	-

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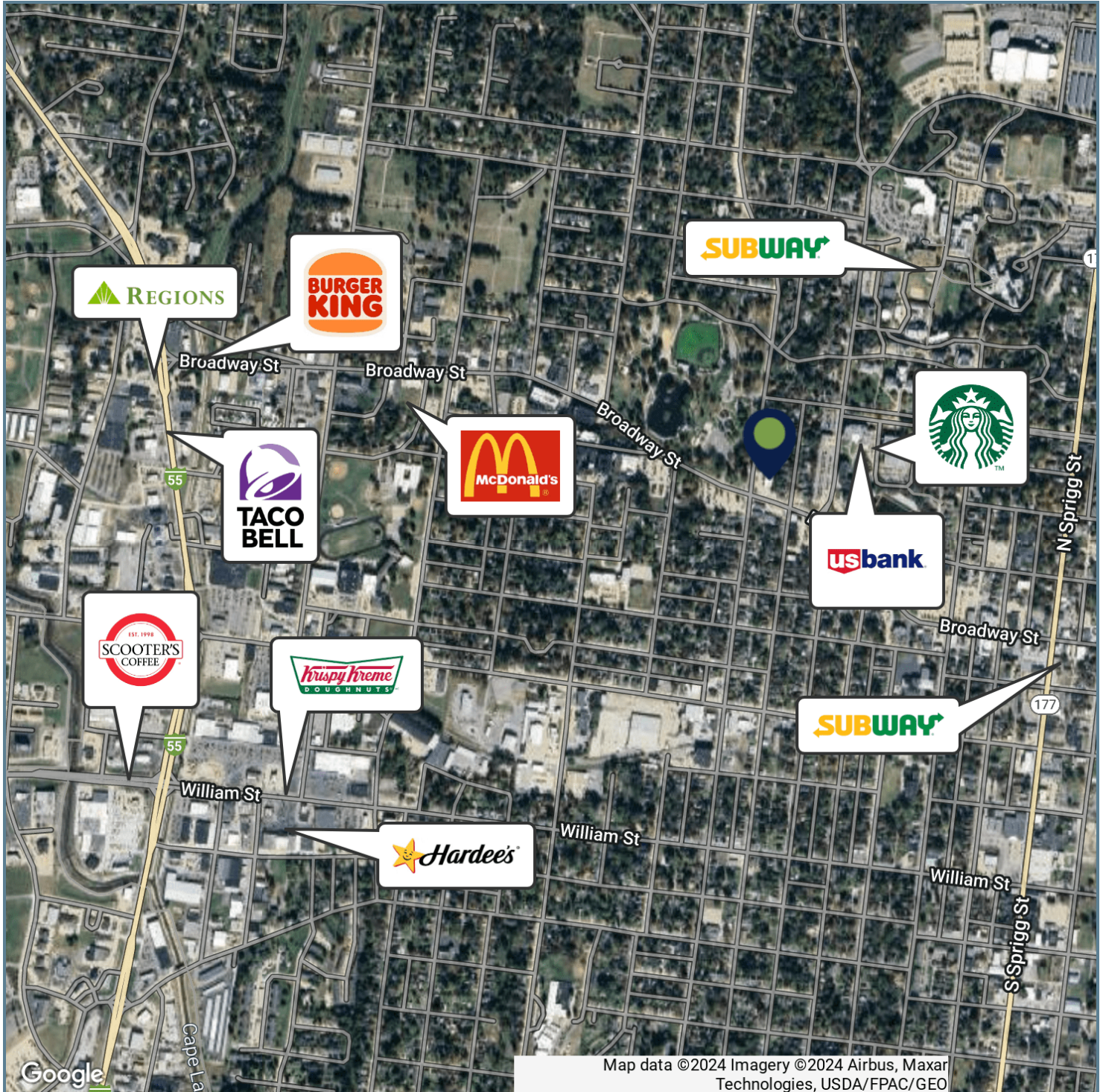
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RETAILER MAP



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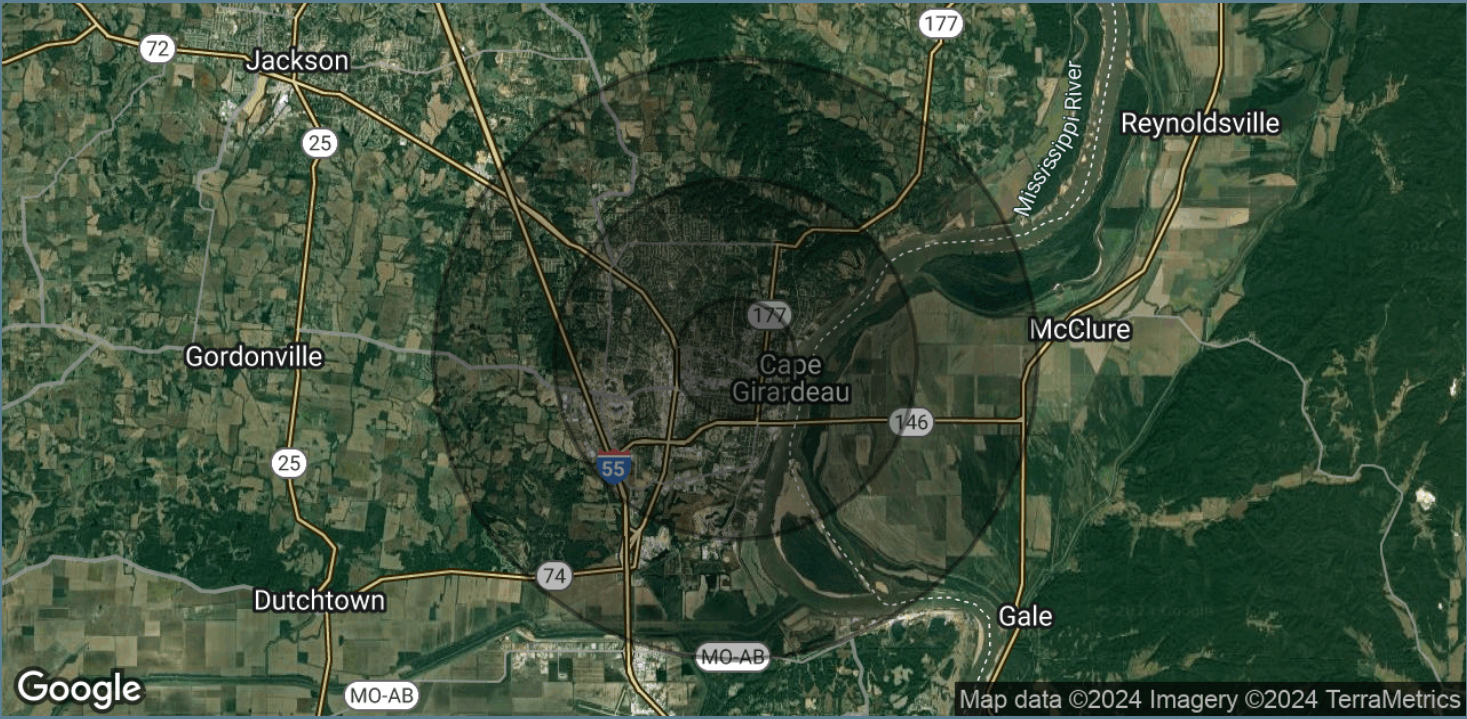
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,660	34,699	42,032
Average Age	27.4	35.2	36.9
Average Age (Male)	29.2	35.0	36.4
Average Age (Female)	30.4	38.4	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,861	16,040	19,379
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$41,208	\$48,695	\$51,825
Average House Value	\$113,647	\$134,789	\$143,603

\* Demographic data derived from 2020 ACS - US Census

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## Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

### Your Go-to Expansion Partner

#### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

#### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

### Our National Tenants

**DOLLAR GENERAL**



## Why Legacy



#### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



#### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



#### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



#### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

