



# CENTRAL Realty

BROKERAGE ■ MANAGEMENT ■ CONSULTING

## Midtowner Village



925-1077 E Malone Ave, Sikeston, MO 63801

Retail Property For Lease

Presented By

**SCOTT STINSON**

314.862.5557 x29

stinsons@central-realty.com

**CENTRAL REALTY, LLC**

331 W. Thornton Avenue

St. Louis, MO 63119

314.862.5557

central-realty.com

925-1077 E Malone Ave, Sikeston, MO 63801

## executive summary



### PROPERTY OVERVIEW

Midtowner Village is a 140,705 square foot shopping center anchored by Food Giant and other retail tenants including Sherwin Williams, Aaron's Rent to Own, Autozone, Factory Connection, and Metro PCS.

### LOCATION OVERVIEW

Sikeston, Missouri is approximately 150 miles south of St. Louis and approximately 33 miles south of Cape Girardeau. Midtowner Village is located on East Malone/U.S. Highway 62 approximately two miles west of I-55 and the Sikeston Factory Outlet Stores.

### PROPERTY SUMMARY

Available SF: 1,400 - 10,295 SF

Lease Rate: \$12.00 SF/yr (NNN - \$1.50/SF)

Lot Size: 12.06 Acres

Building Size: 140,705 SF

### SCOTT STINSON

314.862.5557 x29  
stinsons@central-realty.com



925-1077 E Malone Ave, Sikeston, MO 63801

additional photos



**CENTRAL**  
**Realty**

BROKERAGE • MANAGEMENT • CONSULTING



**SCOTT STINSON**

314.862.5557 x29

stinsons@central-realty.com

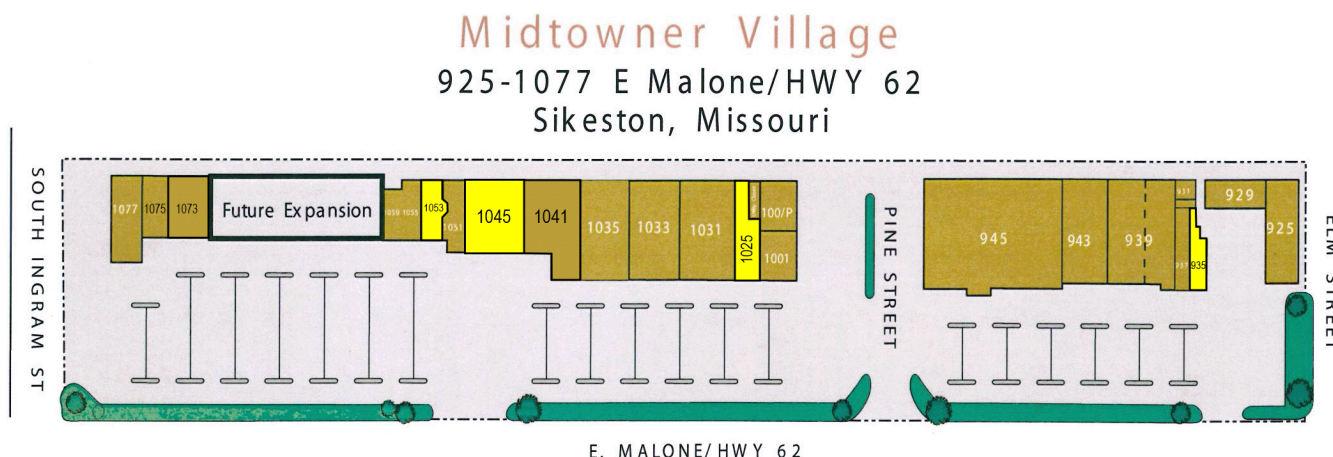


925-1077 E Malone Ave, Sikeston, MO 63801

## site plan


**CENTRAL**  
**Realty**

BROKERAGE • MANAGEMENT • CONSULTING



| Suite | Size      | Tenant                               | Suite | Size      | Tenant                   |
|-------|-----------|--------------------------------------|-------|-----------|--------------------------|
| 1001  | 2,000 SF  | Discount Tobacco Warehouse           | 925   | 8,060 SF  | Greater Glory Ministries |
| 100/P | 3,000 SF  | iWash                                | 929   | 2,040 SF  | R&O Takeout              |
| 1025  | 1,400 SF  | Available                            | 931   | 640 SF    | C&N Fast Cash            |
| 1031  | 7,500 SF  | Family Dollar                        | 935   | 1,500 SF  | Available                |
| 1033  | 7,500 SF  | Autozone                             | 937   | 1,480 SF  | Metro PCS                |
| 1035  | 7,826 SF  | Adult and Teen Challenge Mid America | 939   | 10,140 SF | Rent One                 |
| 1041  | 11,744 SF | Hope 180                             | 943   | 6,000 SF  | Factory Connection       |
| 1045  | 10,295 SF | Available                            | 945   | 26,000 SF | Food Giant               |
| 1051  | 2,000 SF  | Little Caesars                       |       |           |                          |
| 1053  | 2,900 SF  | Available                            |       |           |                          |
| 1055  | 3,000 SF  | Tacos Don Manuel                     |       |           |                          |
| 1059  | 1,800 SF  | Tacos Don Manuel                     |       |           |                          |
| 1073  | 9,200 SF  | Aaron's Rent to Own                  |       |           |                          |
| 1075  | 4,913 SF  | Last Mile Liquidators                |       |           |                          |
| 1077  | 6,000 SF  | Sherwin Williams                     |       |           |                          |

**SCOTT STINSON**

314.862.5557 x29

stinsons@central-realty.com



925-1077 E Malone Ave, Sikeston, MO 63801

## available spaces


**CENTRAL**  
 Realty

BROKERAGE • MANAGEMENT • CONSULTING

**Lease Rate:** \$12.00 SF/YR (NNN – \$1.50/SF)

**Total Available Space:** 16,095 SF

**Lease Type:** NNN – \$1.50/SF

**Lease Term:** Negotiable

| AVAILABILITY | TENANT NAME | SUITE | LEASE RATE    | LEASE TYPE      | SIZE (SF) | TERM       | COMMENTS       |
|--------------|-------------|-------|---------------|-----------------|-----------|------------|----------------|
| On Market    | 935         | -     | \$12.00 SF/YR | NNN – \$1.50/SF | 1,500 SF  | NEGOTIABLE |                |
| On Market    | 1025        | -     | \$12.00 SF/YR | NNN – \$1.50/SF | 1,400 SF  | NEGOTIABLE | No storefront. |
| On Market    | 1045        | -     | \$12.00 SF/YR | NNN – \$1.50/SF | 10,295 SF | NEGOTIABLE |                |
| On Market    | 1053        | -     | \$12.00 SF/YR | NNN – \$1.50/SF | 2,900 SF  | NEGOTIABLE |                |

## SCOTT STINSON

314.862.5557 x29

stinsons@central-realty.com

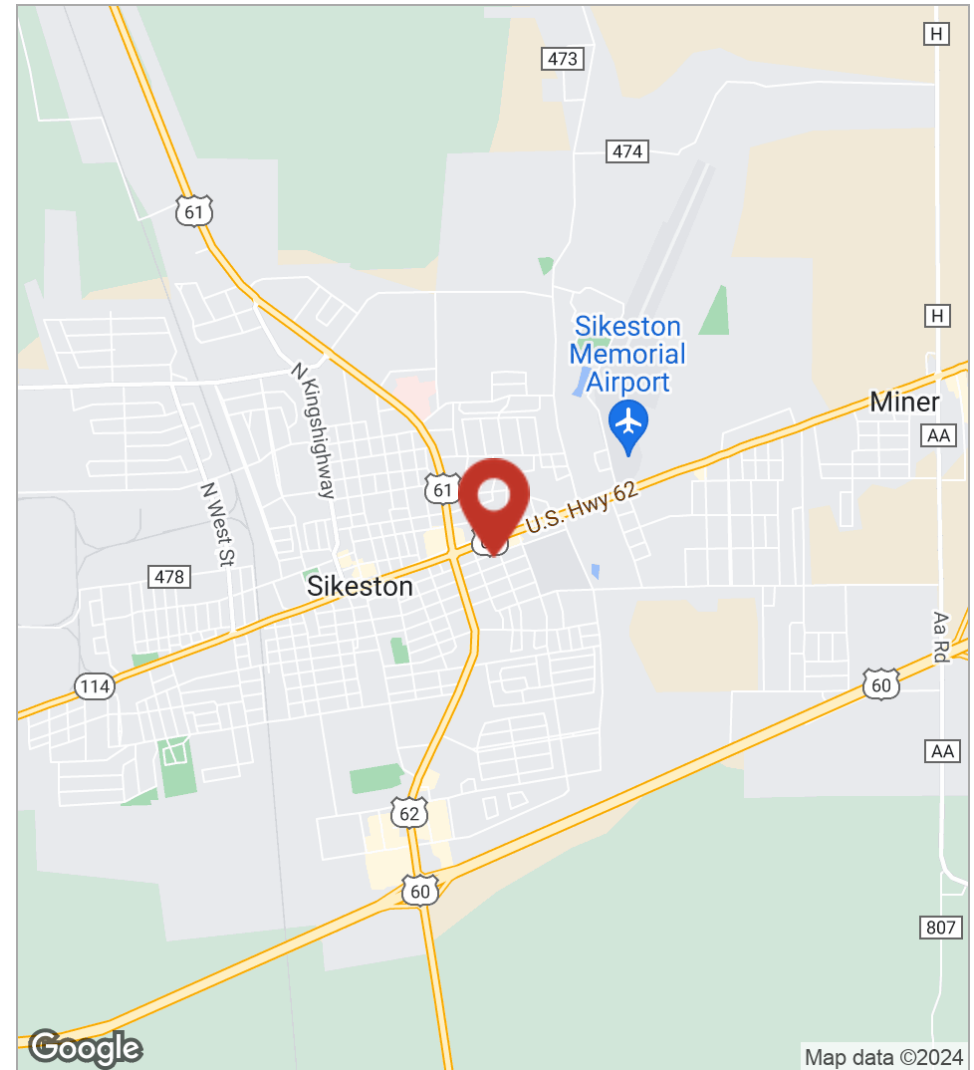
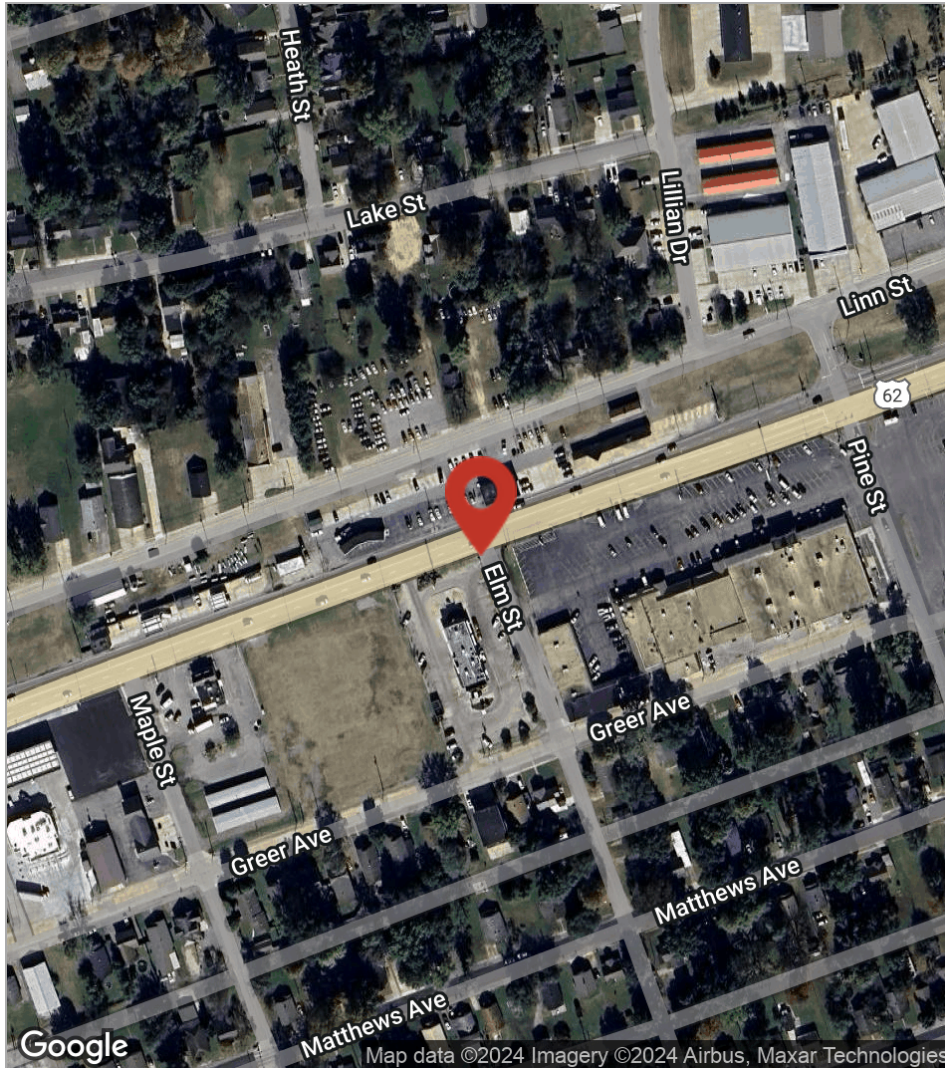
925-1077 E Malone Ave, Sikeston, MO 63801



**CENTRAL**  
**Realty**

BROKERAGE • MANAGEMENT • CONSULTING

## location maps



**SCOTT STINSON**

314.862.5557 x29

stinsons@central-realty.com



925-1077 E Malone Ave, Sikeston, MO 63801

## retailer map



**CENTRAL**  
**Realty**

BROKERAGE • MANAGEMENT • CONSULTING



**SCOTT STINSON**

314.862.5557 x29

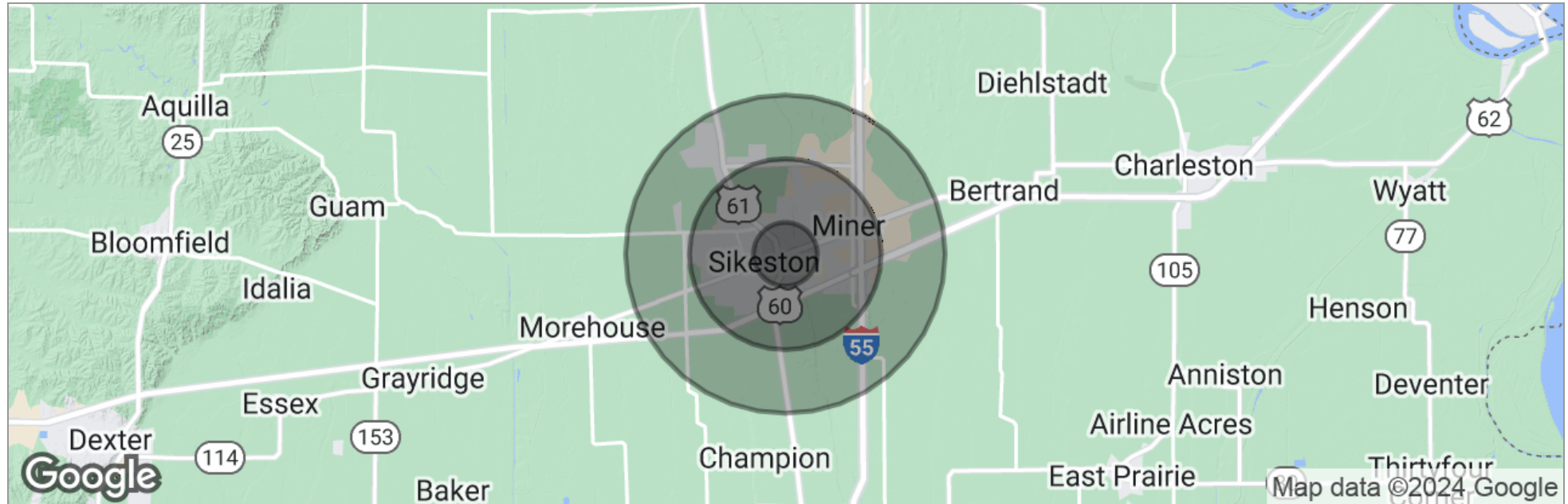
stinsons@central-realty.com

925-1077 E Malone Ave, Sikeston, MO 63801


**CENTRAL**  
**Realty**

BROKERAGE • MANAGEMENT • CONSULTING

## demographics map



|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 2,428     | 13,453    | 22,108    |
| Population Density  | 773       | 476       | 281       |
| Median Age          | 37.7      | 38.5      | 39.3      |
| Median Age (Male)   | 36.9      | 37.0      | 37.6      |
| Median Age (Female) | 39.7      | 40.2      | 40.7      |
| Total Households    | 954       | 5,401     | 9,071     |
| # of Persons Per HH | 2.5       | 2.5       | 2.4       |
| Average HH Income   | \$43,070  | \$44,129  | \$45,726  |
| Average House Value | \$108,657 | \$118,155 | \$131,410 |

\* Demographic data derived from 2020 ACS - US Census

### SCOTT STINSON

314.862.5557 x29

stinsons@central-realty.com