

CITY OF ST. ROBERT

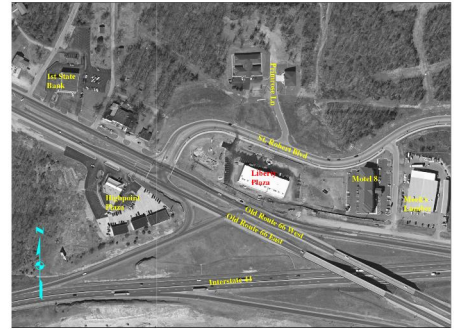
Mayor: George Sanders
City Administrator: Norman Herren
Director of Public Works: Lyle Thomas
Land Use Administrator: Alan Clark



Property: Liberty Plaza Suite 9

Property Location: 310 St. Robert Blvd.

Property Description: Liberty Plaza is located adjacent to St. Robert Blvd, in St. Robert, Missouri directly off U.S. Interstate 44 at Exit 159. This retail plaza is currently leased at 82% total occupancy by tenants such as Guizno's Sub, U.S. Army Career Center, Tan Oasis and Forum Dental. Liberty Plaza is within one mile of major national retailers in the city's major expanding commercial district. This property is conveniently located 7 miles northwest of the Ft. Leonard Wood main gate on St. Robert Blvd, 1/8 mile north of U.S. Interstate 44 Exit 159, and 200 feet from Old Route 66.



Parcel Details:

Flood Zone Designation: **Zone C**
Current Use: **Vacant**
Gross Sq. Ft.: **1,640**
Design Use: **Retail or Office**
Able to Subdivide: **No**

FIRM Panel: **2908260090C**
Zoning: **Commercial C-2**
Year Built: **2007**
Variances Granted: **None**
Lease Terms: **\$15.00/sqft**
(3 mo free rent & TIA Avail.)
Satellite Parking: **0 spaces**

Off-street Parking: **98 spaces net**

Transportation Details:

Nearest Interstate: **Interstate I-44**
Nearest Arterial Street: **Old Route 66**
Nearest Intersection: **I-44 Exit 159**
Average Annual Daily Traffic: **6,353**
Nearest Airport: **17 miles**

Distance: **800 feet**
Distance: **200 feet**
Distance: **1/8 mile**
Count Year: **Fall 2007**
Nearest Railroad: **16 miles**

Utilities Details:

Electric Service: **City**
Natural Gas: **City**
Street Maintenance: **City**
Cable TV: **Cable America**

Water Service: **City**
Sanitary Sewer: **City**
Solid Waste: **Ziegeinbein**
Phone: **Embarq/Fidelity**

Point of Contact(s):

Owner: Steve Zang
1222 S. Geyer Rd, St. Louis, MO, 63122
Phone: (314) 422-0070

Owner Representative: Steve Zang
1222 S. Geyer Rd, St. Louis, MO, 63122
Phone: (314) 422-0070
Fax: (314) 485-1576
E-mail: stevez65@aol.com

Municipal: Alan Clark
City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, MO 65584
Phone: (573) 451-2000, ext. 1129
Fax: (573) 451-2013
E-mail: aclark@saintrobert.com



194 Eastlawn Ave., Ste. A
St. Robert, MO 65584
Phone: (573) 451-2000, ext. 1129
Fax: (573) 451-2013