

**M010: Cape Girardeau, MO - South Mt. Auburn Road - Retail / Office Redevelopment**

**COMING FALL 2024**



Neighboring Businesses: Saint Francis Healthcare, Fitness Plus, Burger King, Drury Plaza, Starbucks, Panera Bread, Olive Garden, Chick-fil-A, Best Buy, West Park Mall

### Property Overview & Info

- Office / Retail Space Redevelopment conveniently located in Cape Girardeau, MO (across from Saint Francis Healthcare)
- Suites Starting at 1250 sq ft
- 22,000 sq ft total available
- Complex features 3 buildings that are currently being redeveloped for office / retail use
- Water: City of Cape Girardeau
- Sewer: City of Cape Girardeau
- Electric: Ameren Missouri
- Gas: Ameren Missouri
- Zoning: Commercial District C2
- Daily Traffic Counts (2022):
  - William St. / Route K - 34,716
  - Mt. Auburn - 14,663

### Community Data (Cape Girardeau)

- Population Est. (2022): 40,337
- Households (2018-2022): 15,865
- Median Household Income (2022): \$51,671
- Median Property Value (2018-2022): \$77,500

### Prime Location

Retail / Office Buildings  
South Mt. Auburn Road

### Contact



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