

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES



FUTURE TENANT  
SIGNAGE

**JR. ANCHOR  
OPPORTUNITY —  
ROLLA, MO**

SCAN HERE!



**EDDIE CHERRY**

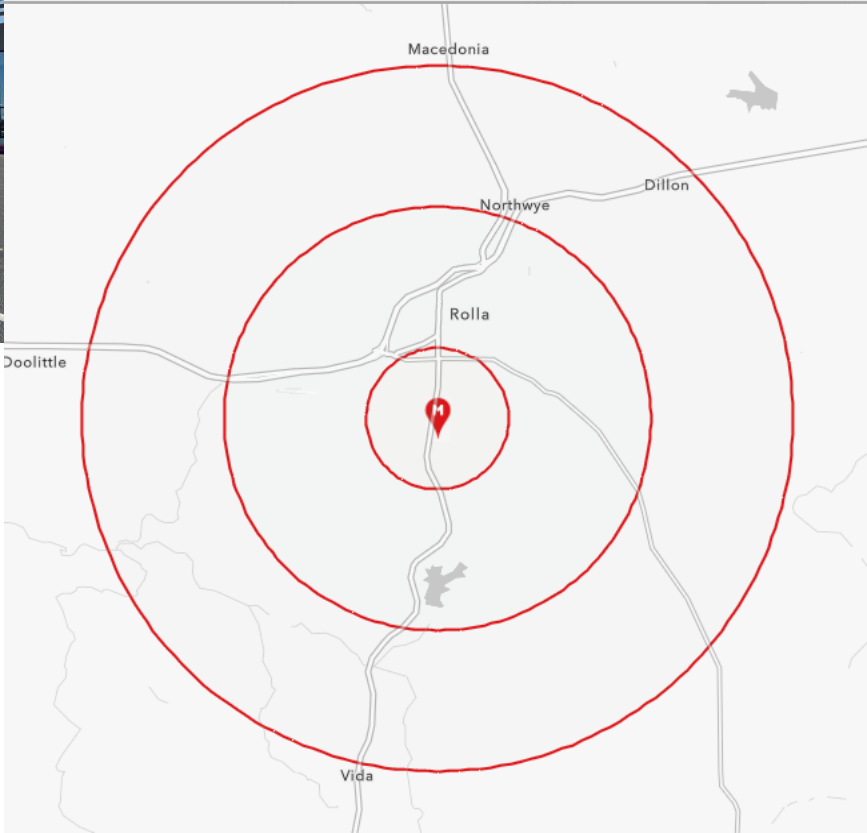
Phone: 314.647.6611 ext. 113  
[Eddie@ManorRealEstate.com](mailto:Eddie@ManorRealEstate.com)

1003 S. BISHOP AVENUE  
ROLLA, MO 65401  
14,574 S.F. | \$7.00/S.F. N.N.N.

**PROPERTY INFORMATION**



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		2,601	21,519	26,757
HOUSEHOLDS		1,206	8,705	10,805
AVERAGE HH INCOME		\$77,008	\$65,476	\$72,980



- 14,574 S.F. SUBLEASE OPPORTUNITY IN ROLLA, MO
- AVAILABLE IMMEDIATELY
- SPACE INCLUDES 65' OF FRONTAGE & AMPLE POWER, DRIVE-IN DOOR, 20' CEILING CLEAR & OPEN FLOOR PLAN
- POSITIONED AT A MAJOR SIGNALIZED INTERSECTION SERVING THE ROLLA MARKET
- EXCELLENT CO-TENANCY INCLUDING HOBBY LOBBY, HARBOR FREIGHT AND BIG LOTS

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**SITE PLAN**



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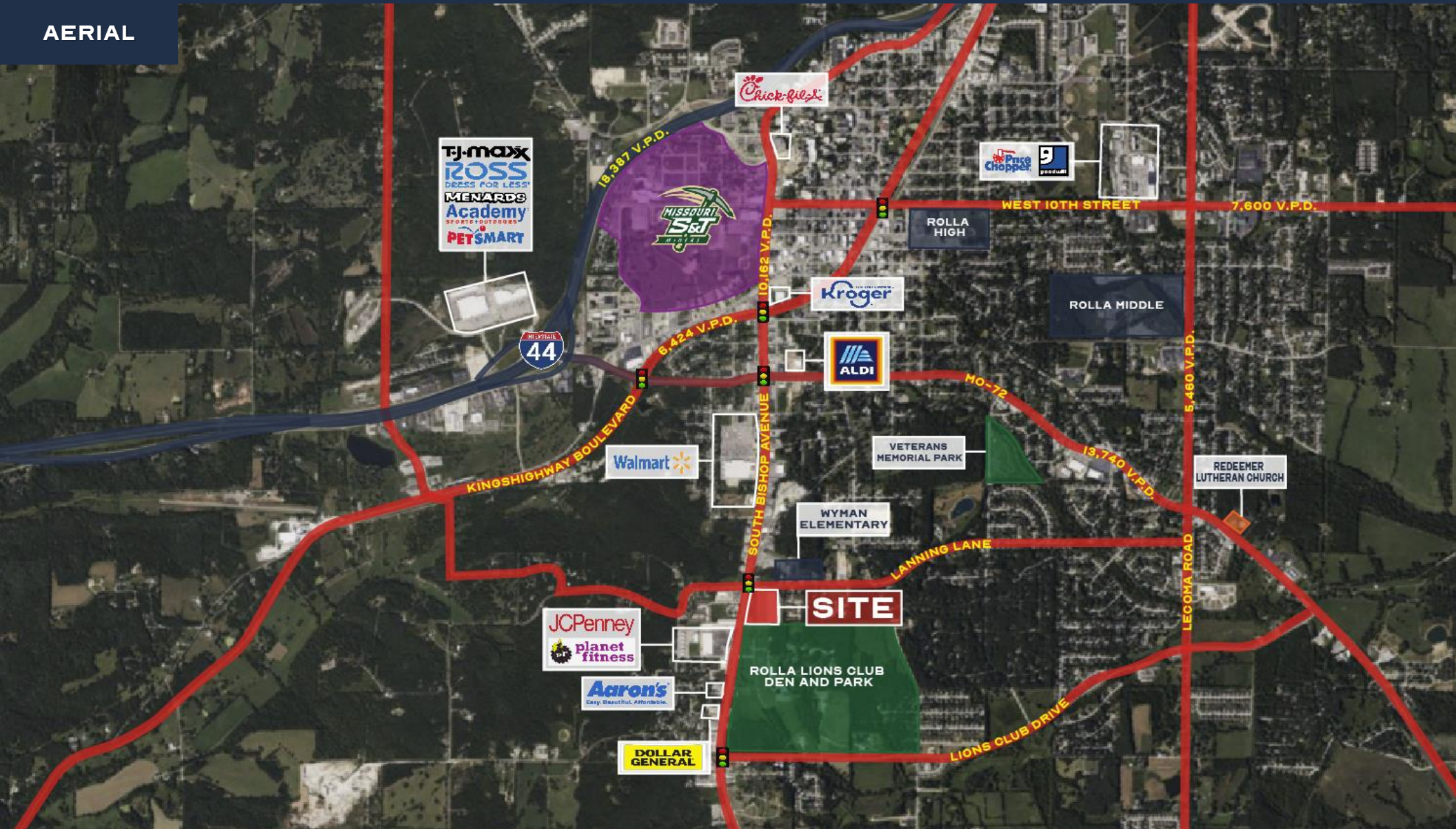
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AERIAL



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