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3 3 0
SIEMERS DR
FORMER SEARS GRAND BOX

CAPE GIRARDEAU, MO



330 SIEMERS DRIVE

NEIGHBORHOOD VIBE

SCOTT BITNEY

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314.276.4673 (MOBILE)

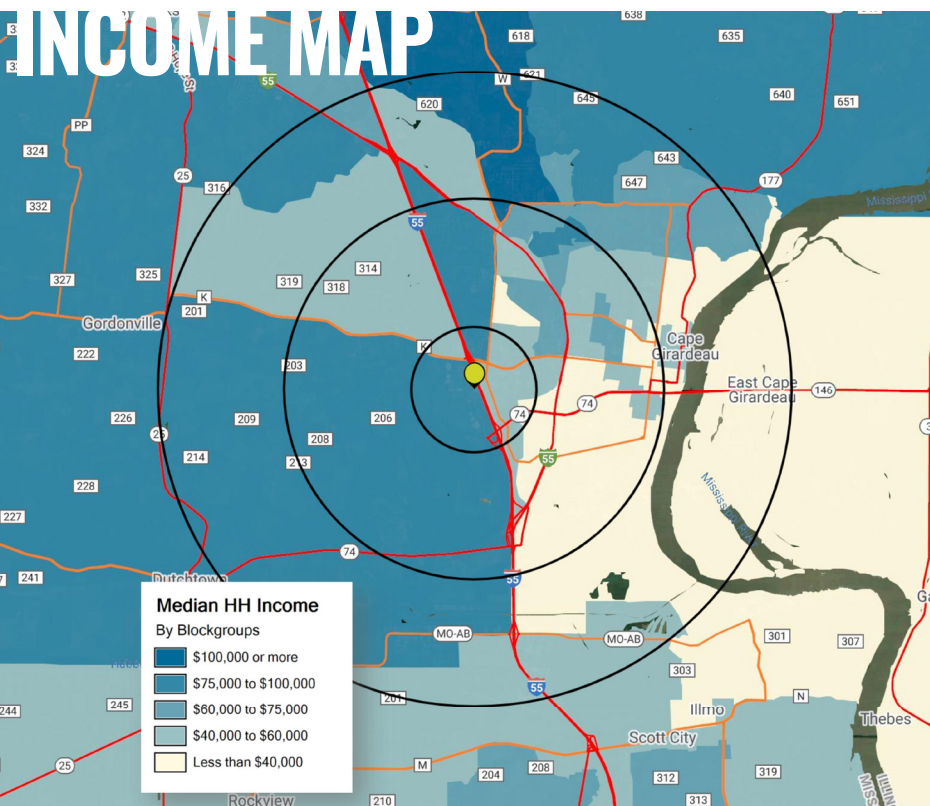
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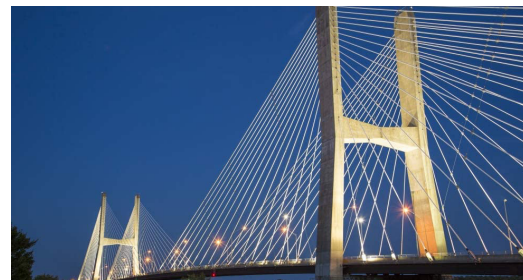
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Cape Girardeau, also called 'Cape' by the locals, is the home of Southeast Missouri State University. It is located on the Mississippi River about 120 miles south of St. Louis. Residents enjoy short commute times, a multitude of entertainment and dining options, and a beautiful backdrop all with a low cost of living and a welcoming small town feel. Cape Girardeau is the traffic-free alternative to big city living.

As the regional destination for healthcare, education, entertainment, shopping and employment, Cape Girardeau's population swells to 100,000 daily. Two state-of-the-art hospitals sit within city limits. Together, the hospitals serve more than one million people from five states. Cape Girardeau's top employers include Saint Francis Medical Center, SoutheastHEALTH, Procter & Gamble, Southeast Missouri State University, Robinson Construction, and Isle Casino Cape Girardeau.

Southeast Missouri State University (SEMO) welcomes 10,637 students from the region and across the world every day. Entertainment options include the area's largest shopping mall and a GolfWeek Top 100 course, Dalhousie. Cape Girardeau has a thriving arts and performance community offering something for every taste. Local artists host a monthly art walk inviting connoisseurs and tourists alike to view their latest work. Southeast Missouri State University's River Campus offers concerts, performing arts and other events. From state fairs to ballet, Cape Girardeau is the place for quality entertainment.



2020 DEMOGRAPHICS

POPULATION



1 MI
1,351

3 MI
27,219

5 MI
44,394

HOUSEHOLDS



1 MI
663

3 MI
11,403

5 MI
18,169

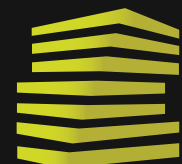
AVG HH INCOME



1 MI
\$47,600

3 MI
\$59,505

5 MI
\$63,438



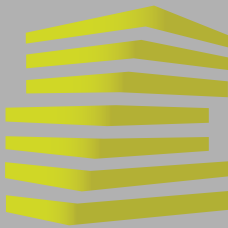
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SITE PLAN & DETAILS

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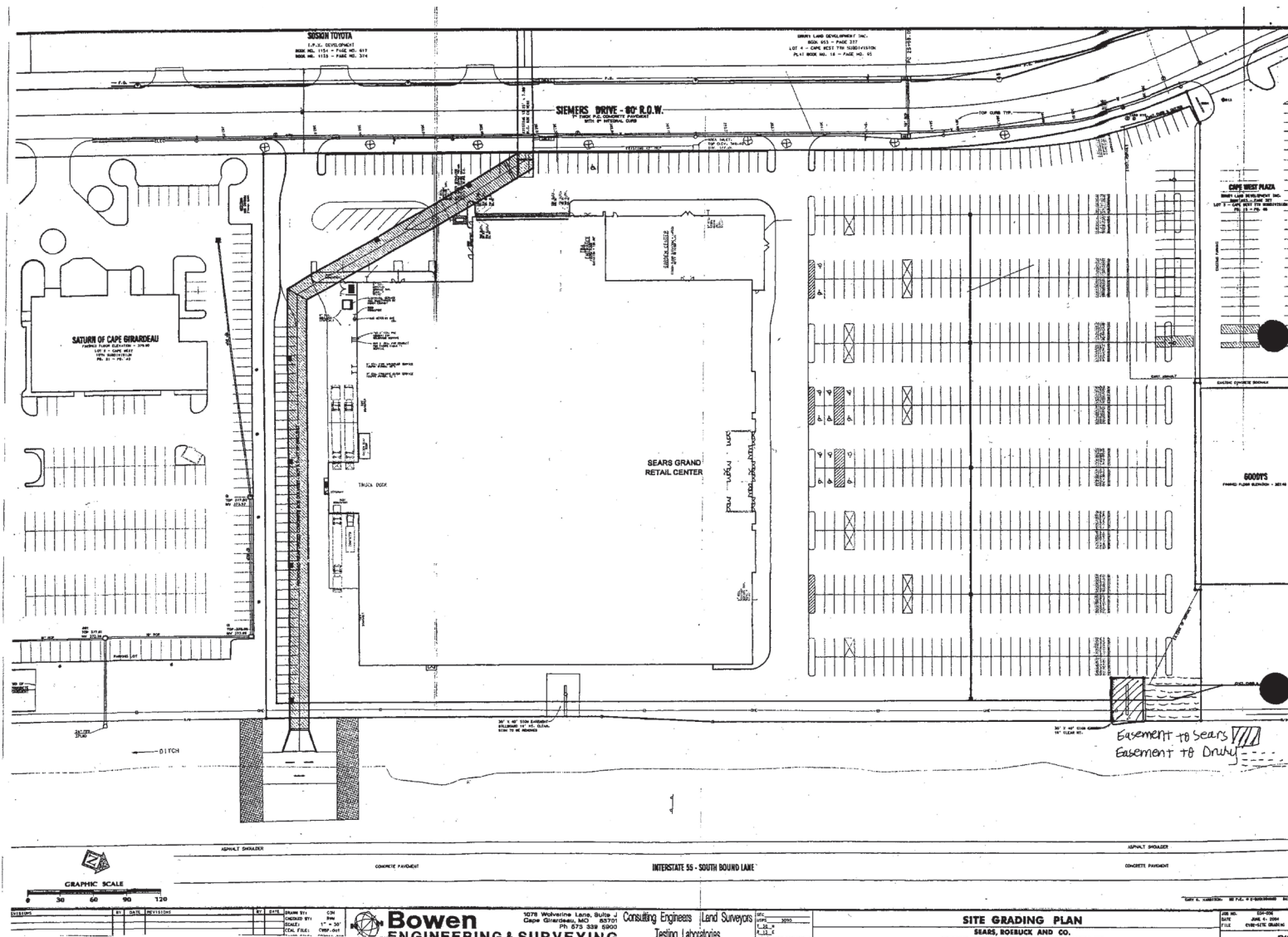
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- **FORMER SEARS GRAND BOX IN CAPE GIRARDEAU, MO**
- **152,000 SF AVAILABLE**
- **LOCATED ACROSS INTERSTATE 55 FROM WEST PARK MALL**
- **SUPERIOR VISIBILITY FROM INTERSTATE 55 (32,889 VPD 2019)**
- **GREAT OPPORTUNITY FOR CONVERSION TO MULTI TENANT BUILDING**
- **CALL BROKER FOR MORE DETAILS**



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MARKET AERIAL

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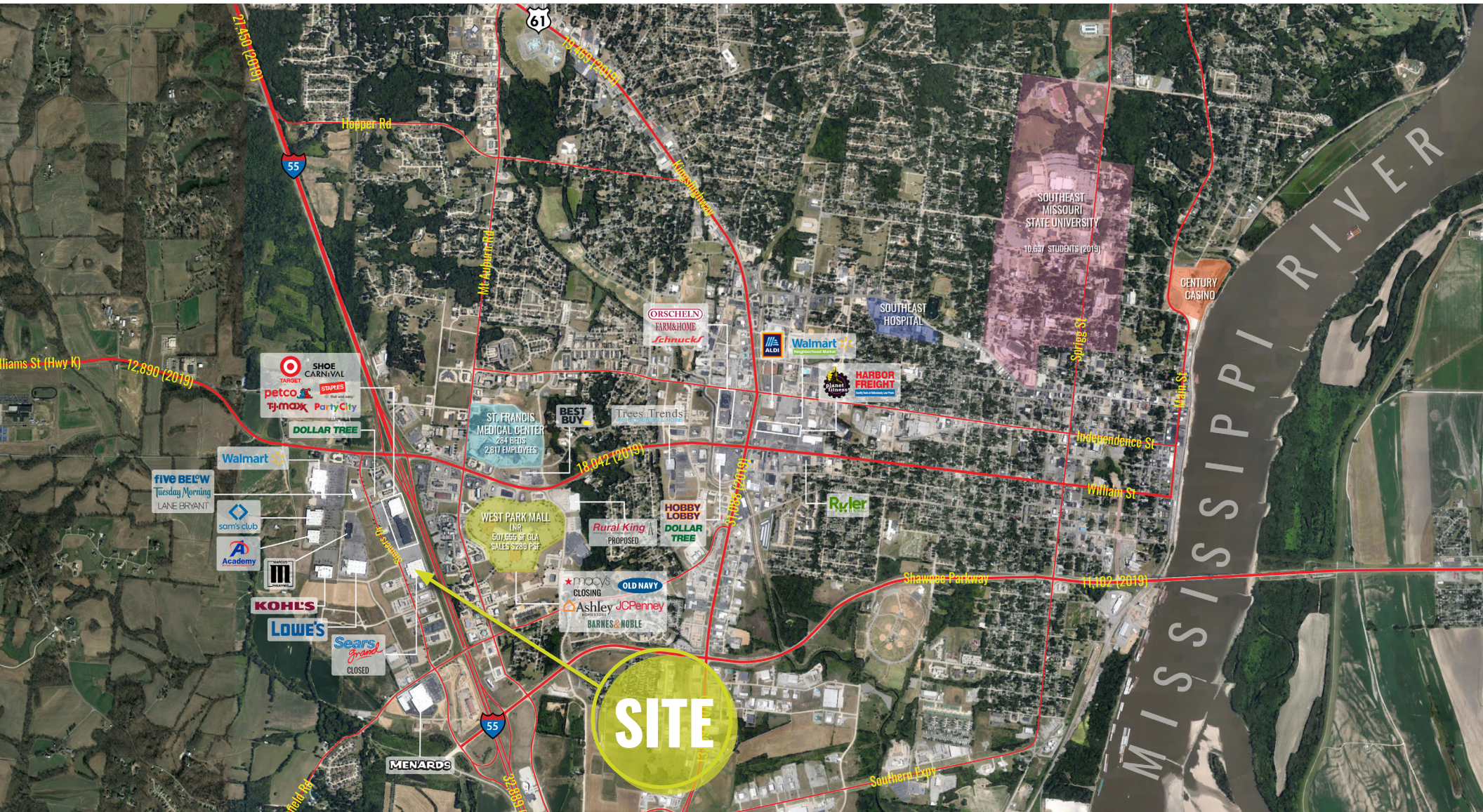
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SITE



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