



1,000-4,500 SQ FT RETAIL SPACE AVAILABLE

BISHOP COMONS SHOPPING CENTER

201 S Bishop Ave

ROLLA, MISSOURI

PROPERTY HIGHLIGHTS

- Located at the busiest intersection in Rolla, Highway 63 and Highway 72
- New retail development is coming soon directly behind the center, along Highway 72
- Withing walking distance of Missouri S&T Campus
- Down the road from the busiest Walmart Supercenter in Missouri
- Across the street from Walgreens

ABOUT ROLLA

Rolla is home to many satellite colleges campuses as well as home to the famous science and engineering school, Missouri S&T. With the colleges and the rapid growth happening in Rolla this will be one of the hottest retail spots available.



Wade Guffey 709 Highway 28 West, Belle, MO
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Population

	10 Mile	15 Mile	20 Mile
2023 Estimated	38,525	45,234	59,491
2028 Projected	38,469	45,402	60,254
2020 Census	38,416	45,058	59,250
2010 Census	38,756	45,705	60,352

Households

	10 Mile	15 Mile	20 Mile
2023 Estimated	15,575	18,305	23,938
2028 Projected	15,053	17,805	23,597
2020 Census	15,361	18,032	23,578
2010 Census	15,049	17,807	23,640

Average Household Income Estimates

	10 Mile	15 Mile	20 Mile
2023 Average	\$79,818	\$79,256	\$77,500
2023 Median	\$54,787	\$55,011	\$55,097
2023 Per Capita	\$32,756	\$32,595	\$31,699

American Realty & Development has developed millions of square feet in retail space through our specialization in free standing and multi-tenant centers. We have multiple construction managers and subcontractors on staff who have worked for us exclusively for the last 20 years. Our business has helped connect us with many great clients over the years who have also become great friends. We are Varco Pruden builders. American Realty & Development was established 25 years ago by Kevin Guffey, who has filled his office with many family members including his two children. We are the definition of a family run business. Kevin's knowledge of commercial real estate includes retail centers, triple-net single-tenant retail, quick service restaurants, site selections, land and development.

Wade Guffey

LEASING AGENT

ph: 573-691-9051

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Kevin Guffey

BROKER

ph: 573-690-8899

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Walgreens



16K



14.5K



cricket



COST CUTTERS ANYTIME FITNESS SUPPLY Ogee Valley Plastic Surgery

GameStop verizon

22.1K



Kentucky Fried Chicken



Applebee's



Great Clips



Phelps Health



Staples

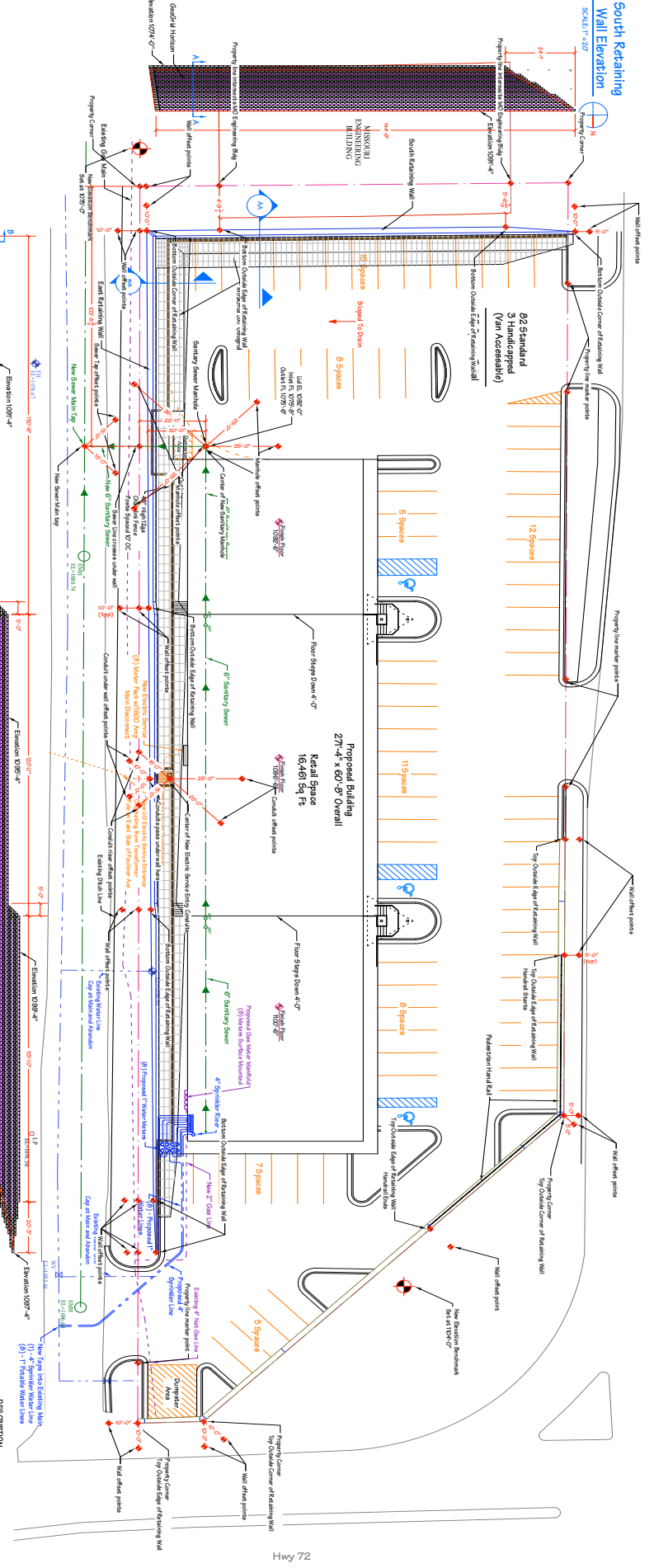
boost mobile SALLY BEAUTY VaporWorld Nail Salon





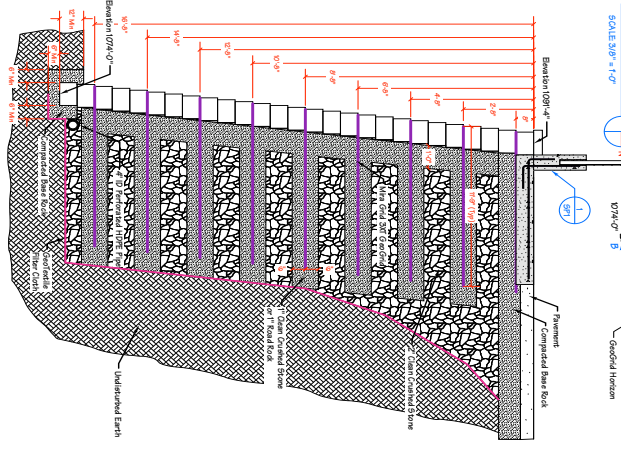
Bishop Ave / Hwy 63

South Retaining Wall Elevation
SCALE: 1" = 20'

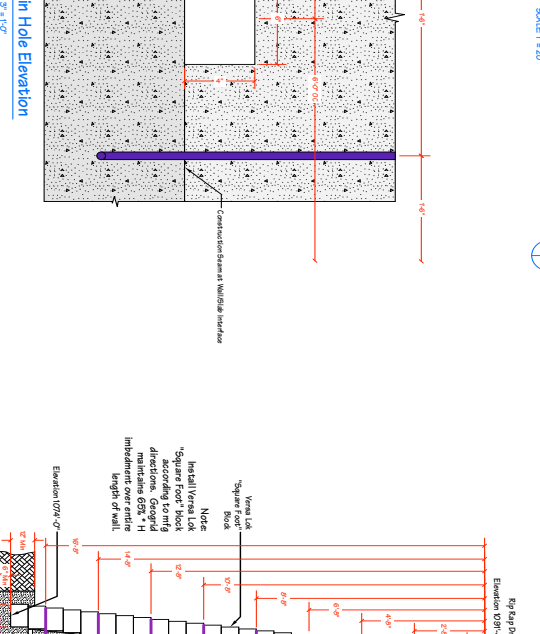


Hwy 72

Retaining Wall Section A-A
SCALE: 3/8" = 1'-0"



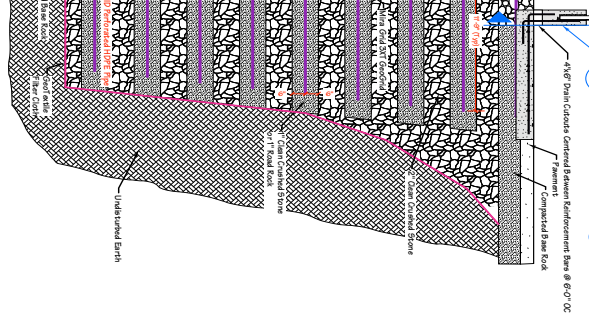
East Retaining Wall Elevation
SCALE: 1" = 20'



CC Drain Hole Elevation
SCALE: 3/8" = 1'-0"



Retaining Wall Section B-B
SCALE: 3/8" = 1'-0"



DESIGN NOTE
(From Document No. SH08087)
All Notes 1, 2, 3, 4, 5, 6, 7, and 8 in block 'B' of count schedule to this City of Rock Hill project of record, and any clarifications to those notes, shall remain in effect for the purpose of this contract. The notes are subject to the terms and conditions of the contract.

UNITED DESIGN SERVICE, LLC
CONSTRUCTION DESIGN & MANAGEMENT
BELLE, MO
573.859.0424

THE DESIGN AND DRAWINGS INCLOSED HEREIN ARE THE PROPERTY OF UNITED DESIGN SERVICE, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF UNITED DESIGN SERVICE, LLC.

No.	REVISION	DATE
1	DATE PLOTTED	12-11-2020
2	APPROVED FOR CONSTRUCTION	12-11-2020
3	REVISION	12-11-2020
4	REVISION	12-11-2020



BISHOP COMMONS
RT 72 & BISHOP AVE

South & East Retaining Wall Plans & Details
SHEET **SP2**
SCALE: 1" = 20'
R919
JOB