



## ABOUT ST. ROBERT

St. Robert is home to Fort Leonard Wood, which has weekly graduations from March to August. This brings many family and friends to the area. It is also home to Historic Route 66 Scenic Drive. Many people come to enjoy the scenic route as well George M Reed Roadside Park, also called Neon Park.

### LIBERTY COMMONS

272 Marshall Drive

ST. ROBERT, MISSOURI



## PROPERTY HIGHLIGHTS

- Fort Leonard Wood brings roughly 40,000 people to the area
- Weekly Basic Training graduations
- Pulaski and Phelps County's combined population is roughly 98,000
- St. Roberts and Waynesville both house the military base
- Fort Leonard Wood is one of the busiest bases for Army Basic Training

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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

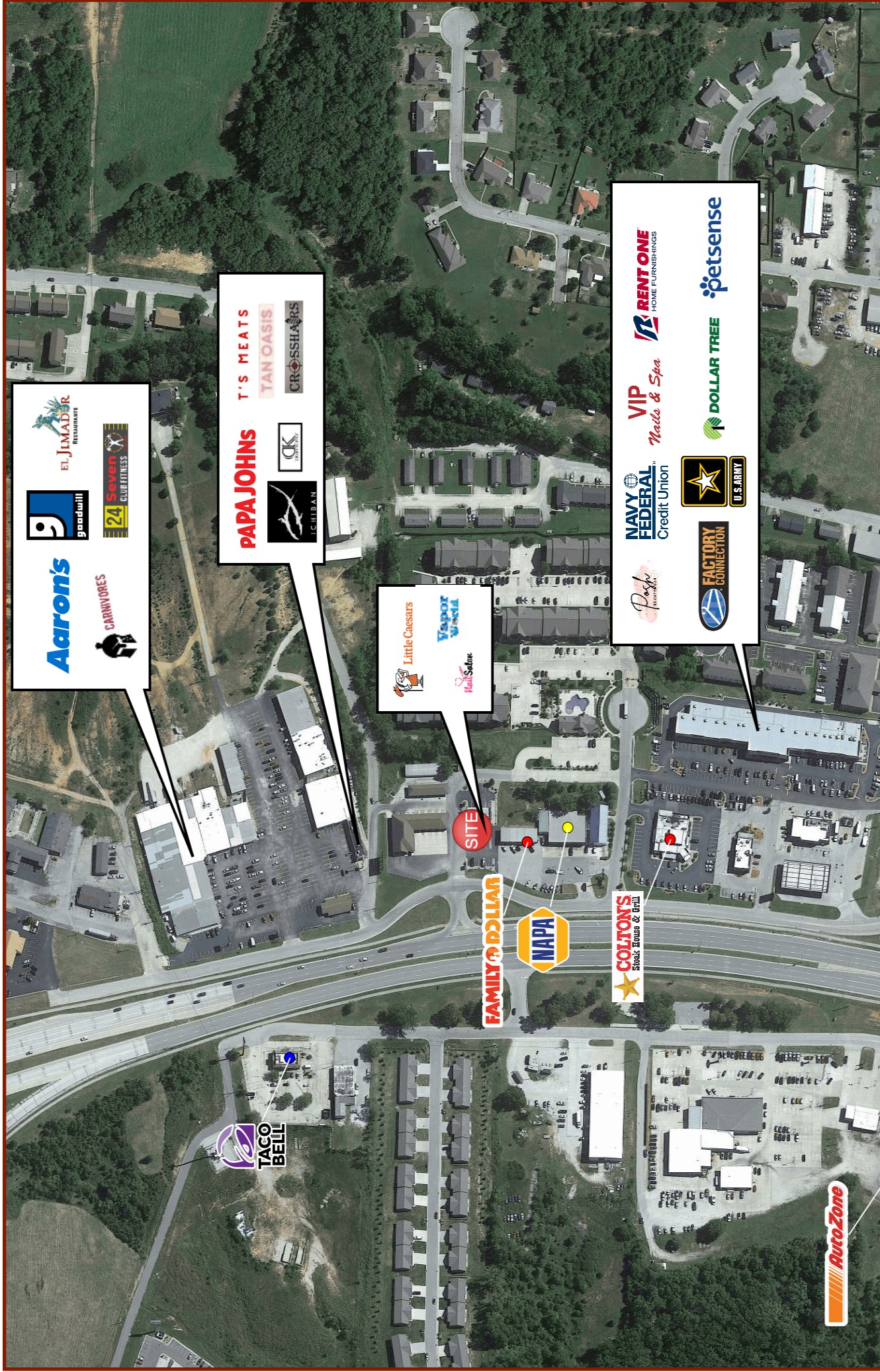
	10 Mile	15 Mile	20 Mile
2023 Average	\$79,818	\$79,256	\$77,500
2023 Median	\$54,787	\$55,011	\$55,097
2023 Per Capita	\$32,756	\$32,595	\$31,699

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.

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**Aaron's**  
guardianiii  
EL JIMADOR RESTAURANTE  
CARMY CORES  
24 Seven CLUB FITNESS

**PAPA JOHN'S**  
T-S MEATS  
TAN OASIS  
CROSSHARS  
ICK  
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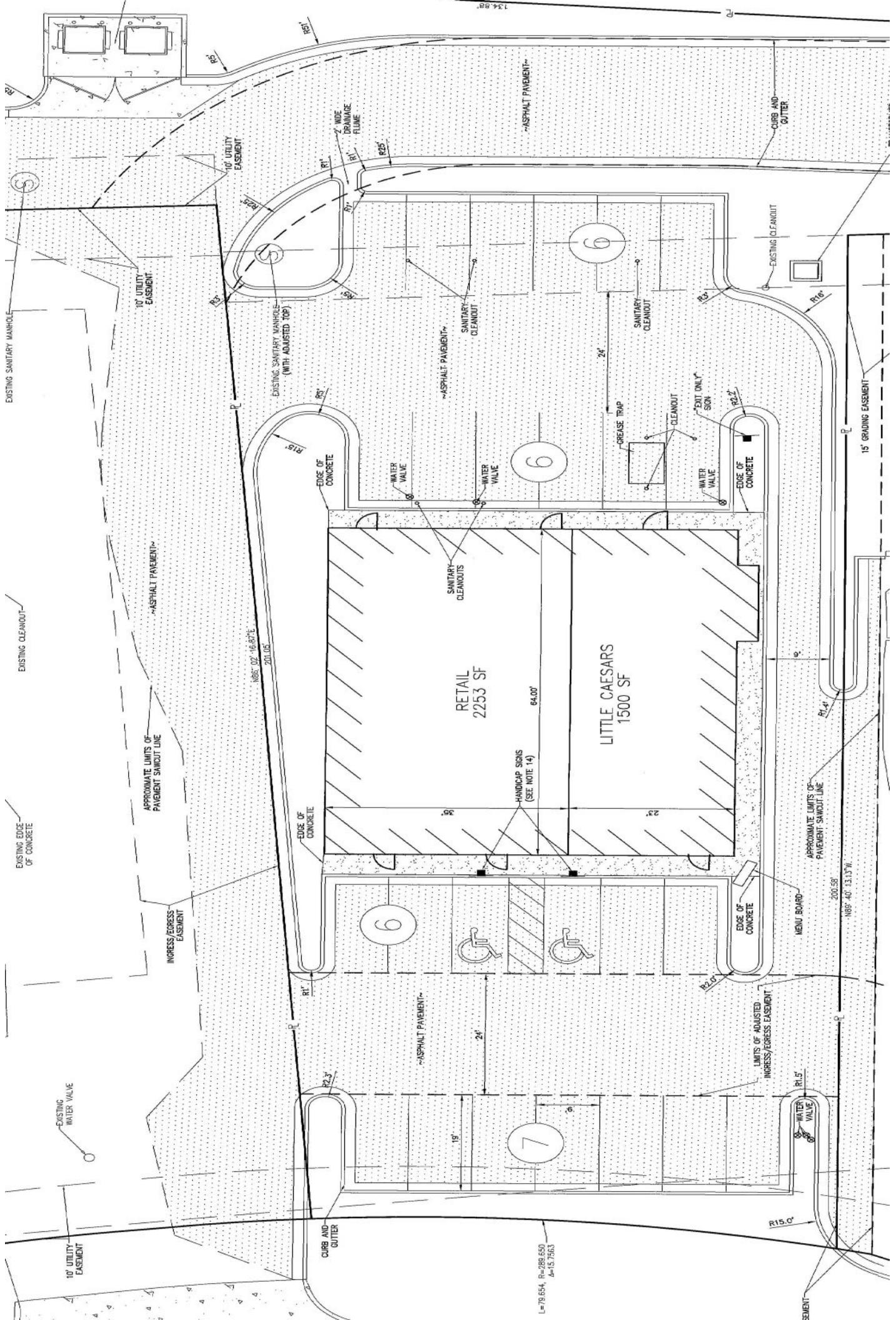
Little Caesars  
Vapor World  
Hair Studio

**FAMILY DOLLAR**  
**NAPA**

**COLTON'S**  
Steak House & Grill

**NAVY FEDERAL**  
Credit Union  
Pasta  
FACTORY CONNECTION  
U.S. ARMY  
DOLLAR TREE  
petsense  
VIP Mads & Spa  
RENT ONE HOME FURNISHINGS

**AutoZone**



EXISTING SANITARY MANHOLE

EXISTING CLEANOUT

EXISTING EDGE OF CONCRETE

EXISTING WATER VALVE

10' UTILITY EASEMENT

10' UTILITY EASEMENT

ASPHALT PAVEMENT

APPROXIMATE LIMITS OF PAVEMENT SAWCUT LINE

INGRESS/EGRESS EASEMENT

10' UTILITY EASEMENT

N88° 02' 16.87"E  
201.05'

EDGE OF CONCRETE

R11'

CURB AND GUTTER

R2.7'

EDGE OF CONCRETE

6

ASPHALT PAVEMENT

19'

24'

7

RETAIL  
2253 SF

64.00'

HANDICAP SIGNS  
(SEE NOTE 14)

LITTLE CAESARS  
1500 SF

6

6

SANITARY CLEANOUTS

SANITARY CLEANOUT

ASPHALT PAVEMENT

GREASE TRAP

CLEANOUT

EXIT ONLY SIGN

EDGE OF CONCRETE

R2.7'

WATER VALVE

WATER VALVE

WATER VALVE

EDGE OF CONCRETE

R2.7'

24'

SANITARY CLEANOUT

SANITARY CLEANOUT

ASPHALT PAVEMENT

10' UTILITY EASEMENT

EXISTING SANITARY MANHOLES (WITH ADJUSTED TOP)

EDGE OF CONCRETE

R15.0'

R25.0'

R11'

R11'

R25.0'

10' UTILITY EASEMENT

ASPHALT PAVEMENT

10' UTILITY EASEMENT

ASPHALT PAVEMENT

134.88'

APPROXIMATE LIMITS OF PAVEMENT SAWCUT LINE

EDGE OF CONCRETE

R14.4'

MENU BOARD

200.58'

N88° 40' 33.13"W

APPROXIMATE LIMITS OF PAVEMENT SAWCUT LINE

15' GRADING EASEMENT

EXISTING CLEANOUT

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