



UNION PLAZA SHOPPING CENTER

901 Strobach

ROLLA, MISSOURI

PROPERTY HIGHLIGHTS

- Shares a parking lot with the busiest Walmart Supercenter in Missouri
- Within walking distance of Missouri S&T campus
- Located near busiest intersection in Rolla, Highway 63 and Highway 72

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
LEASING AGENT wade@americanrealtymo.com
ph: 573-691-9051 www.smericanrealtymo.com
of: 573-859-6998



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

of: 573-859-6998

Kevin Guffey

BROKER

ph: 573-690-8899

of: 573-859-6998

709 Highway 28 West, Belle, MO

info@americanrealtymo.com

www.americanrealtymo.com
















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EXISTING SIDEWALK (TYP.)

EXISTING GATE VALVE
EXISTING WATER SERVICE

EXISTING INLET BOX

EXISTING DROP INLET BOX (U.I.P.)

EXISTING 18" CMP (U.I.P.)

6'x6'x6" CONCRETE PAD

TIE SERVICE LINE TO EXISTING WATER LINE HERE

RISER PL LOCATION

25' R
9' (TYP.)
SEE NOTE 14

EXISTING RETAINING WALL

18" RCP
VARIES
CURB (TYP.)

EXISTING 12"x12" DUMPSTER ENCLD.
SEE NOTE 7

NEW L.D. DUMPS
SEE NOTE

DROP INLET BOX
SEE SITE DETAILS

EXISTING CONCRETE CURBING (T.B.R.)
SEE NOTE 10

36' R

LANDSCAPE AREA

SEE NOTE 5

79" PROPOSED BOX CULVERT
SEE SITE DETAILS

18" RCP

15'

12" RCP

9' (TYP.)

35'

EXISTING 12" RCP

EXISTING JUNCTION BOX

65'

EXISTING BOX CULVERT

13'

10' R (TYP.)

5'