

BISHOP COMMONS

Bishop Avenue / Highway 63
Rolla, Missouri 65401

FOR LEASE:

Lloyd Jones
lloyd@rljonesproperties.com
314.574.9412



Available:

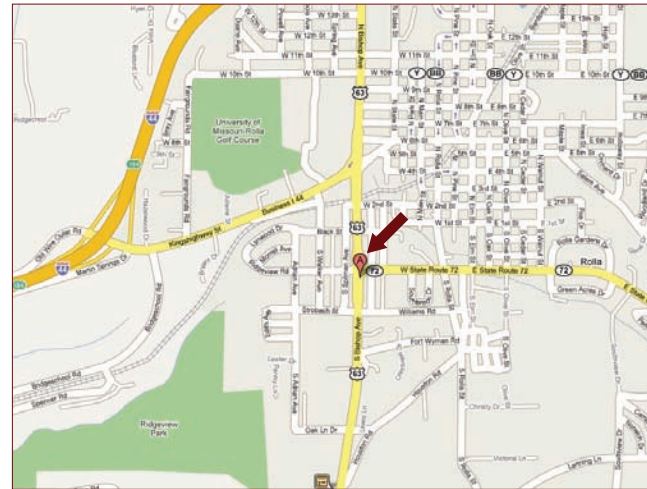
- ▶ 16,461 SF building with 7,280 SF, 1,982 SF, and 913 SF units available for lease.
- ▶ Lease rates \$16.00-\$20.00/SF, NNN

Specifications

Zoning: C-3 Commercial Retailers within 1 mile include: Wal-Mart, Dollar General, Aldi, Kroger, JcPenny, and Fashion Bug
Traffic Count: 40,000 VPD

Features:

- ▶ Excellent Visibility (corner of highway 72 and 63)
- ▶ Highest traffic count in Rolla (40,000 cars per day)
- ▶ 1 block from Wal-Mart Supercenter & Across intersection from new Walgreen's
- ▶ Regional Trading Market
- ▶ 1.5 pull factor
- ▶ Home to Missouri University of Science & Technology



Demographics	5 mile	10 mile	20 mile
Total Population	24,659	36,072	56,460
Households	9,902	14,434	22,558
Median Household Income	\$49,344	\$49,678	\$47,736
Median Age	32.1	35.1	37.5



RL Jones Properties

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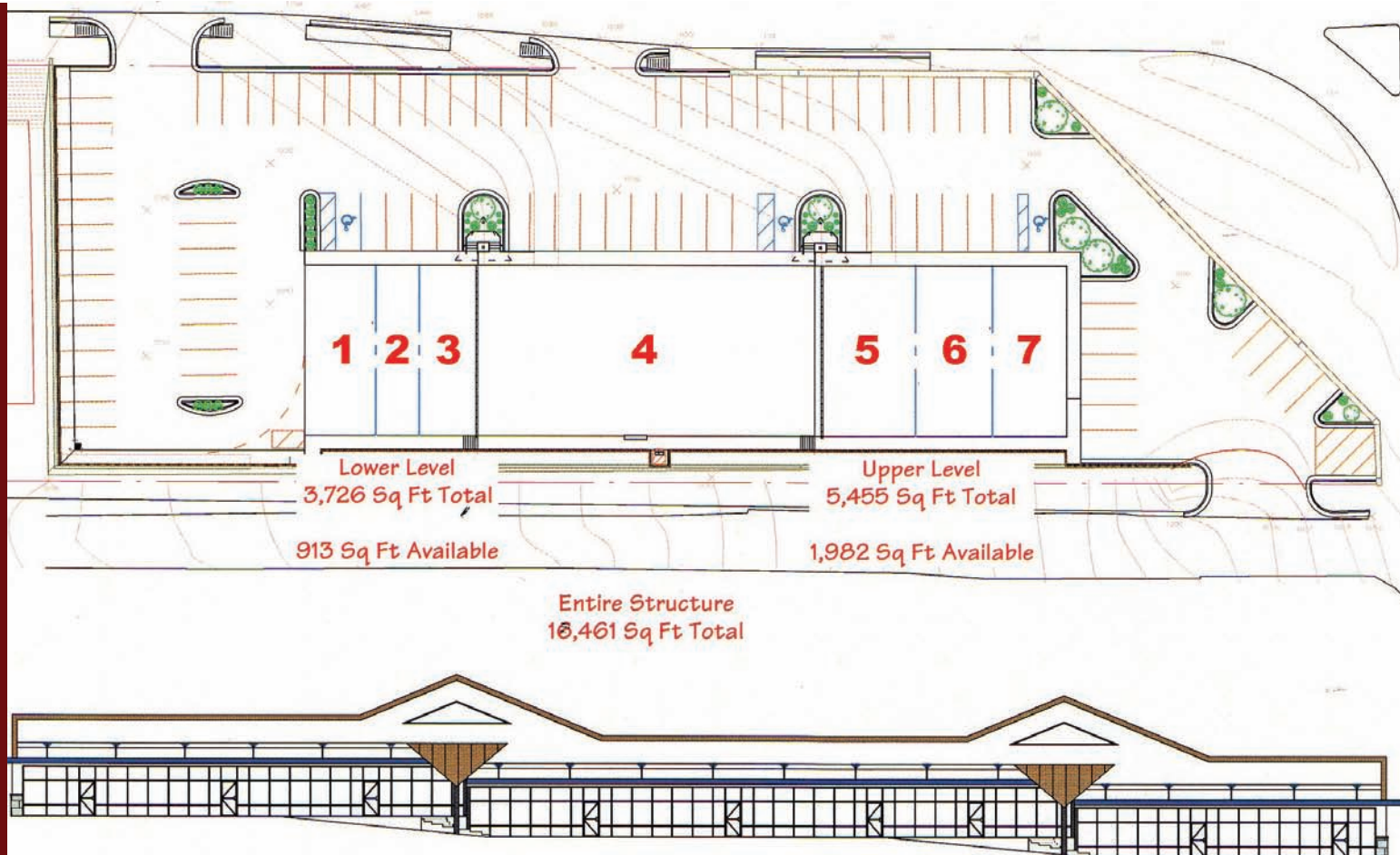
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Site Plan

SPACE	TENANT	SF
1	Gamestop	1,600
2	Available	913
3	EZ Corp	1,213
4	Available	7,280
5	Available	1,982
6	Quiznos	1,625
7	US Cellular	1,800



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