

NOW PRE-LEASING



📍 MOBERLY, MO

## Community Commons

- 16,800 SF of available space in a 23,000 SF commercial center located along North Morley Street in Moberly, MO. The center is centrally located on Business 63 near US Highway 24 and 4-lane US Highway 63.
- Morley Street is the major north/south artery and has the highest traffic counts of 14,000 plus cars per day.
- The center is an ideal location for commercial, medical, or retail space. Landlord will subdivide from 2,000 SF to 16,800 SF.
- Moberly has a secondary trade area comprising more than 18 communities in a 35-mile radius.
- The next closest major retail is over 40 minutes away, offering a significant opportunity for commercial and retail development.



- Moberly has a positive pull factor with major employers contributing to over a 25% increase in daytime population.
- Nearby businesses include Walgreens, McDonald's, Taco Bell, Goodwill, Complete Family Medicine, County Bank and more.



**Orscheln Properties Co. L.L.C.**  
Corey Mehaffy, EVP & General Manager  
660-263-1312  
info@orschelnproperties.com  
orschelnproperties.com



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