

**1749 Independence Street**  
Cape Girardeau, MO 63703



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**\$2,500**

Approximately 1.2 acres of prime commercial property available for land lease. The site is well-suited for retail, office, restaurant, medical, or other commercial uses and offers full city utilities on site. This is a land lease and/or build-to-suit opportunity, allowing the owner to develop improvements tailored to the tenant's needs. Lease pricing will vary depending on the scope and specifications of the building project.



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