

## OFFERING MEMORANDUM

# THE LINCOLN COUNTY JOURNAL - OFFICE BUILDING

20 Business Park Drive, Troy, MO 63370

**FOR SALE: \$825,000**



**5,580 SF | 1 ACRE | BUILT IN 2001**

**BELLCORNERSTONE**  
*Commercial Real Estate*

### FOR MORE INFORMATION:

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**[www.BellCornerstone.com](http://www.BellCornerstone.com)**

## OFFERING MEMORANDUM

# 20 BUSINESS PARK DRIVE

Troy, MO

## FOR SALE: \$825,000

### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Buyer agrees that Seller's identity, the proposed purchase, the purchase price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Buyer agrees that it shall, and that it shall cause Buyer's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Buyer agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Buyer's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.



# Table of Contents

<b>EXECUTIVE SUMMARY</b>	<b>4</b>
<b>ABOUT LAKEWAY</b>	<b>5</b>
<b>MARKET OVERVIEW</b>	<b>6</b>
<b>LOCATION OVERVIEW</b>	<b>8</b>
<b>SITE OVERVIEW</b>	<b>9</b>
<b>PICTURES</b>	<b>10</b>
<b>PARCEL MAP</b>	<b>14</b>
<b>FLOORPLAN</b>	<b>16</b>

# EXECUTIVE SUMMARY

## 20 BUSINESS PARK DRIVE

Troy, Missouri

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20 Business Park Drive, in Troy, Missouri, is a 5,580 SF office building constructed in 2001. As such, this property is located in the Troy Business Park in Lincoln County.

The building sits on 1 acre and consists of ample surface parking.

Troy, Missouri is centrally located in the United States, and this office building is well positioned for optimizing logistics for any business.





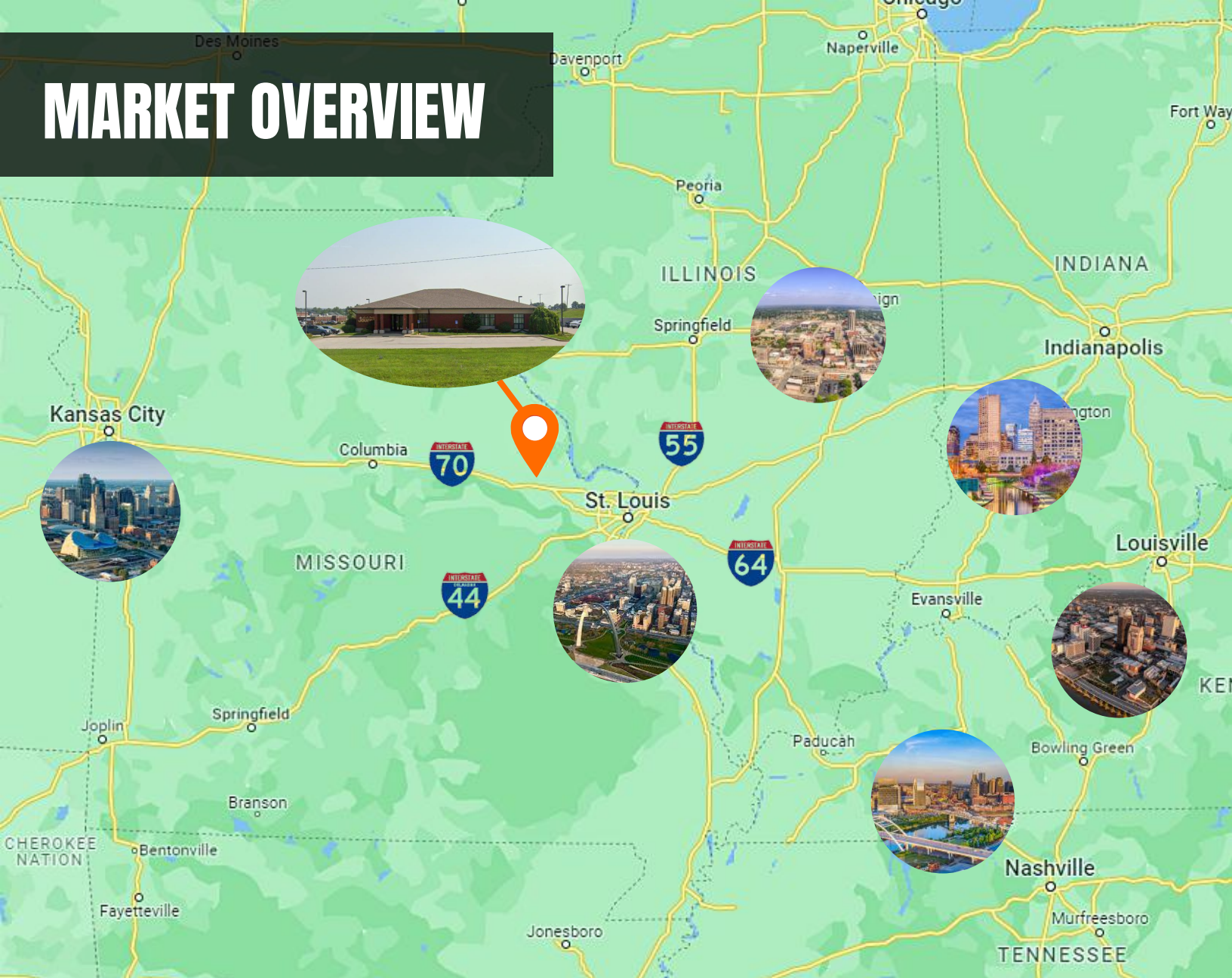
# ABOUT LAKEWAY

Lakeway Publishers, Inc. is a multi-state publisher of newspapers, magazines and special publications. Lakeway owns and operates community newspapers and magazines in Tennessee, Missouri, Virginia. Lakeway Publishers, Inc. was incorporated in 1966 and is based in Morristown, Tennessee. A leader in community Newspaper publishing, commercial printing, and digital media the company experienced steady growth since its inception.

Our community-focused papers deliver targeted news, lifestyle, local sports, and entertainment information to our diverse regions. With our special publications we aim to reach people of all ages, and all walks of life. All of our publications are available across multiple platforms whether it be desktop computers, mobile devices or tablets.

Lakeway was founded on the principle that community newspapers were not just in a community, but they must be part of the community. They serve in their mission of building up its economic base, and other institutions in the community that create a quality of life for all its citizens. That principle is emphasized and practiced in each paper owned by Lakeway. Credible journalism and being informed is a fundamental part of our way of life in America. The founding fathers of our nation understood this and realized what a key role Newspapers play in free enterprise, and a free society.

# MARKET OVERVIEW



## Troy, Missouri

Troy, Missouri is a charming city located in Lincoln County. With its quaint downtown district full of unique shops and restaurants, Troy offers plenty for both visitors and locals to explore. The city also boasts great outdoor activities such as golfing, swimming and biking trails, giving families many options for enjoyable days out together. Troy also has excellent schools ranging from pre-Kindergarten through college prep courses, giving parents peace of mind when it comes to their children's education. With its picturesque landscape and abundance of recreational possibilities, Troy is an ideal place to call home! Large city - Missouri-Illinois border along the Mississippi River.

## POPULATION

City: Troy

**13,358**

State: Missouri 6,177,957

## MEDIAN AGE

City: Troy

**34.1 Years**

State: Missouri 38.7 Years

## MEDIAN HOUSEHOLD INCOME

City: Troy

**\$61,043**

State: Missouri \$61,043



Average  
Household Size

## ECONOMIC INDICATORS

**4.3 %**

Troy  
Unemployment Rate

**3.7 %**

U.S.  
Unemployment Rate

Population 25+  
by Educational  
Attainment

Highest level of education among  
people aged 25 yrs. and older as %  
more or less than Missouri at large.

High School or Equivalent

21.5%

Some College

13.2%

Associates Degree

6.29%

Bachelors Degree

13.9%

Graduate Degree

5.98%

# LOCATION OVERVIEW

## HIGHWAY ACCESS

Centrally located with easy access to I-44, I-64, I-70, and I-72, making it an excellent location for businesses and employees

## PROXIMITY

- 42 miles to St. Louis Lambert International Airport
- 55 miles to St. Louis, MO
- 87 miles to Columbia, MO
- 125 miles to Springfield, IL
- 160 miles to Bloomington, IL
- 210 miles to Kansas City, MO
- 290 miles to Indianapolis, IN

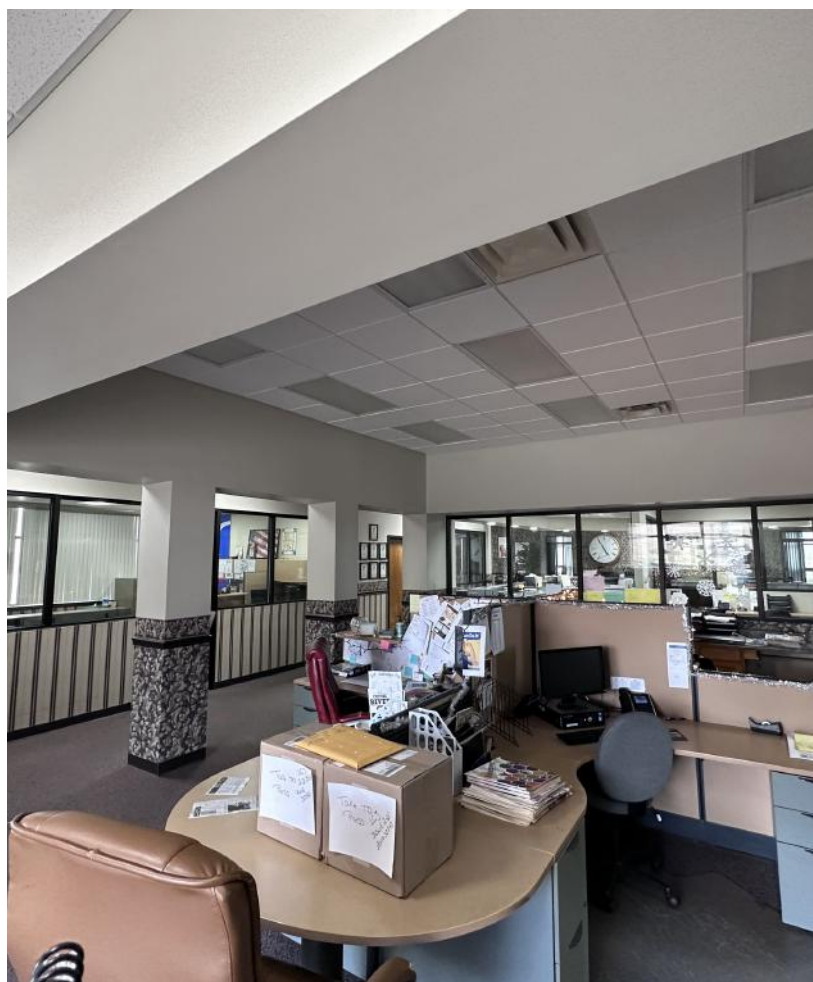




# SITE OVERVIEW

## SITE

Property Type:	Office
Building Class:	Class B
Parcel ID:	1-570360000-00001-005
Year Built:	2001
Building SF:	5,580
Acreage:	1 Acre
Land SF:	43,560
FAR:	0.13
Floors:	Single
Parking:	Ample Surface





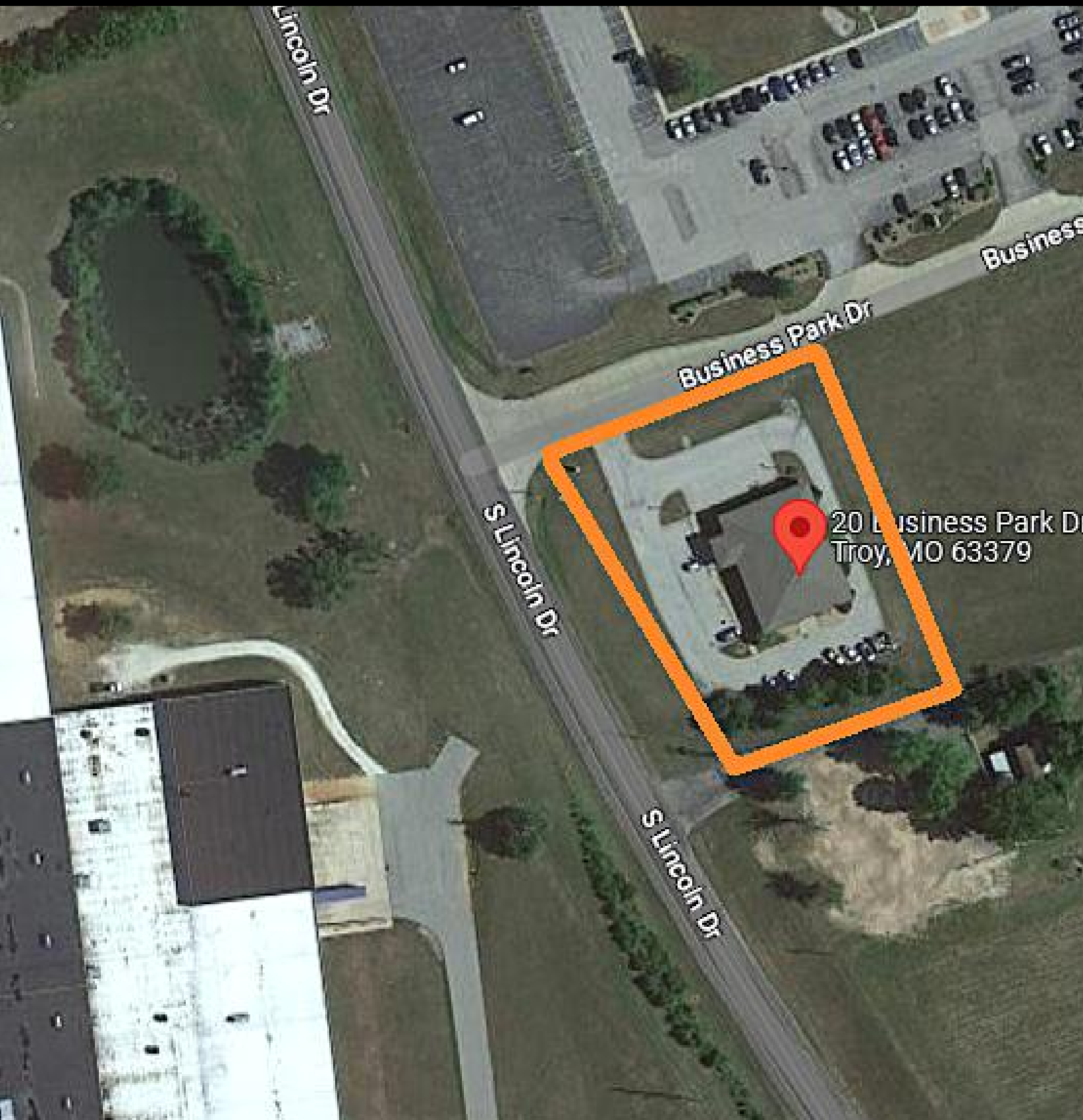
# 5,580 SF • 1 ACRE • BUILT IN 2001



# OUT-PARCEL LOCATED IN A LARGE UPSCALE MEDICAL DISTRICT



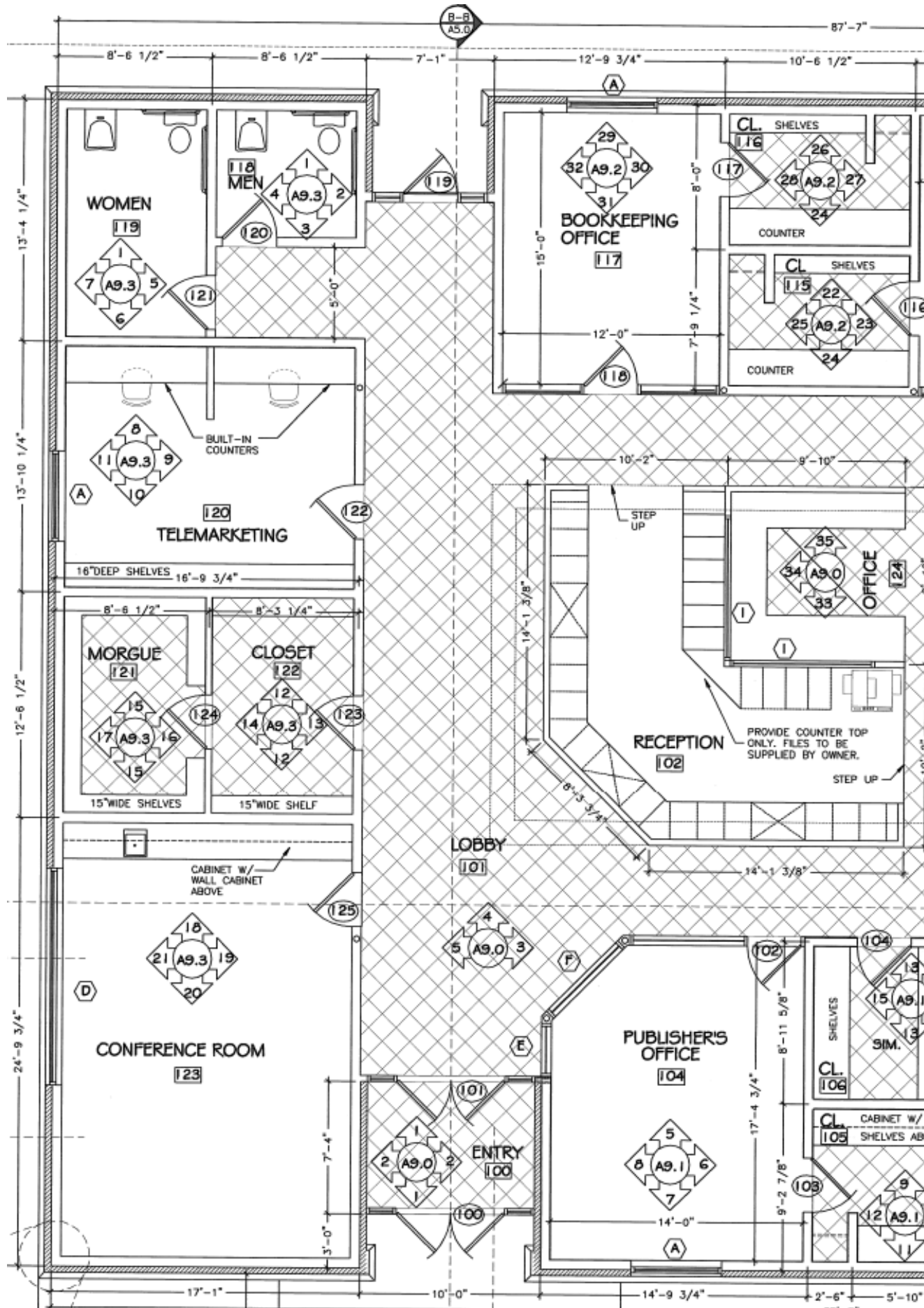
# PARCEL MAP

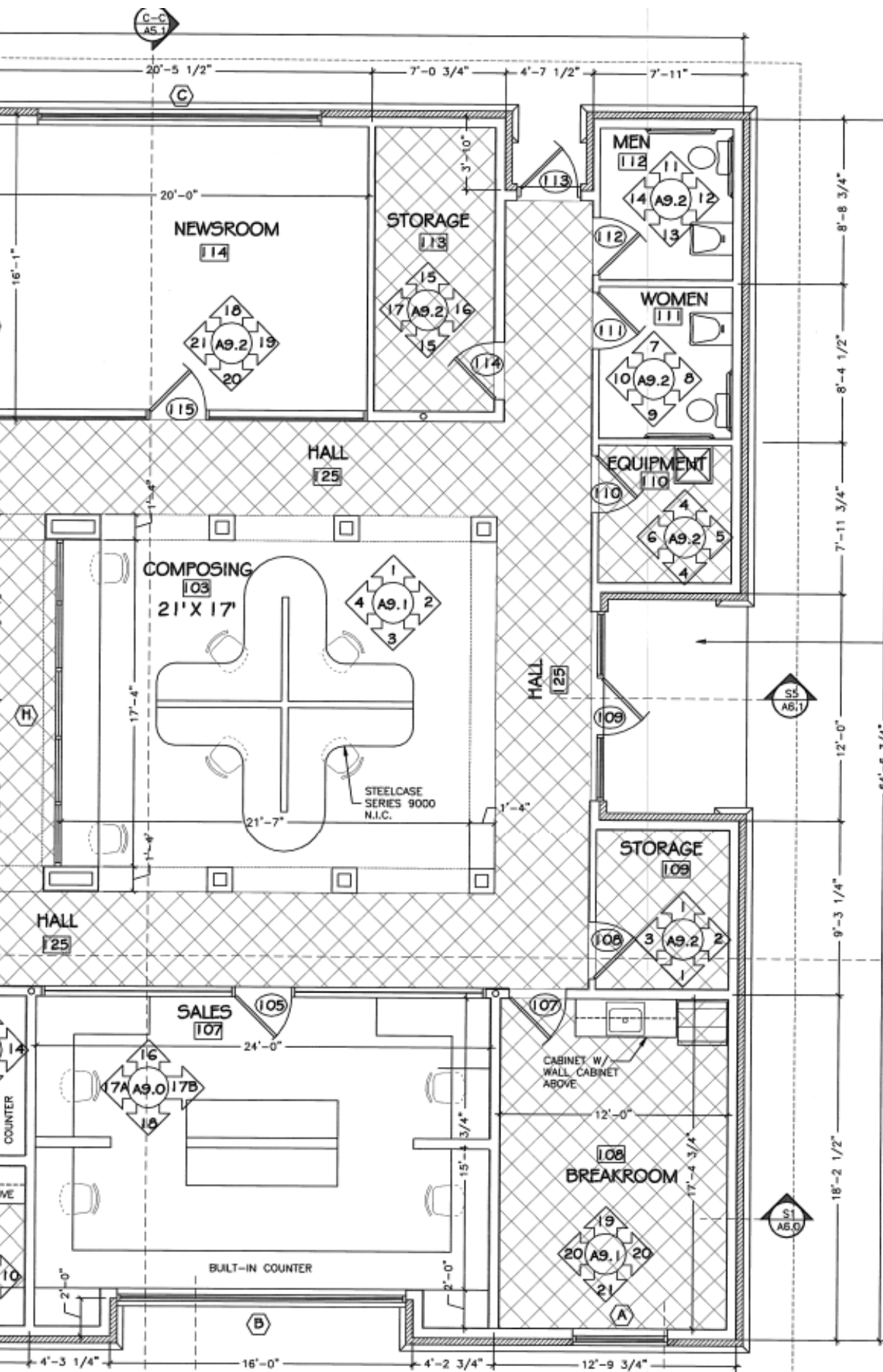


20 Business Park Dr  
Troy, MO 63379

# PARCEL #: 157036000000001005







# LAKEWAY PUBLISHING DISTRIBUTION CENTER

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20 Business Park Drive, Troy, MO 63370





SCAN QR CODE FOR  
DIGITAL BROCHURE

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Buildings. *FAST.***

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