

SAINTS AVENUE CAFE

1703 Oak Street | Canton, MO
OFFERING MEMORANDUM



Saints Avenue Cafe

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01

Executive Summary

Investment Summary

SAINTS AVENUE CAFE

OFFERING SUMMARY

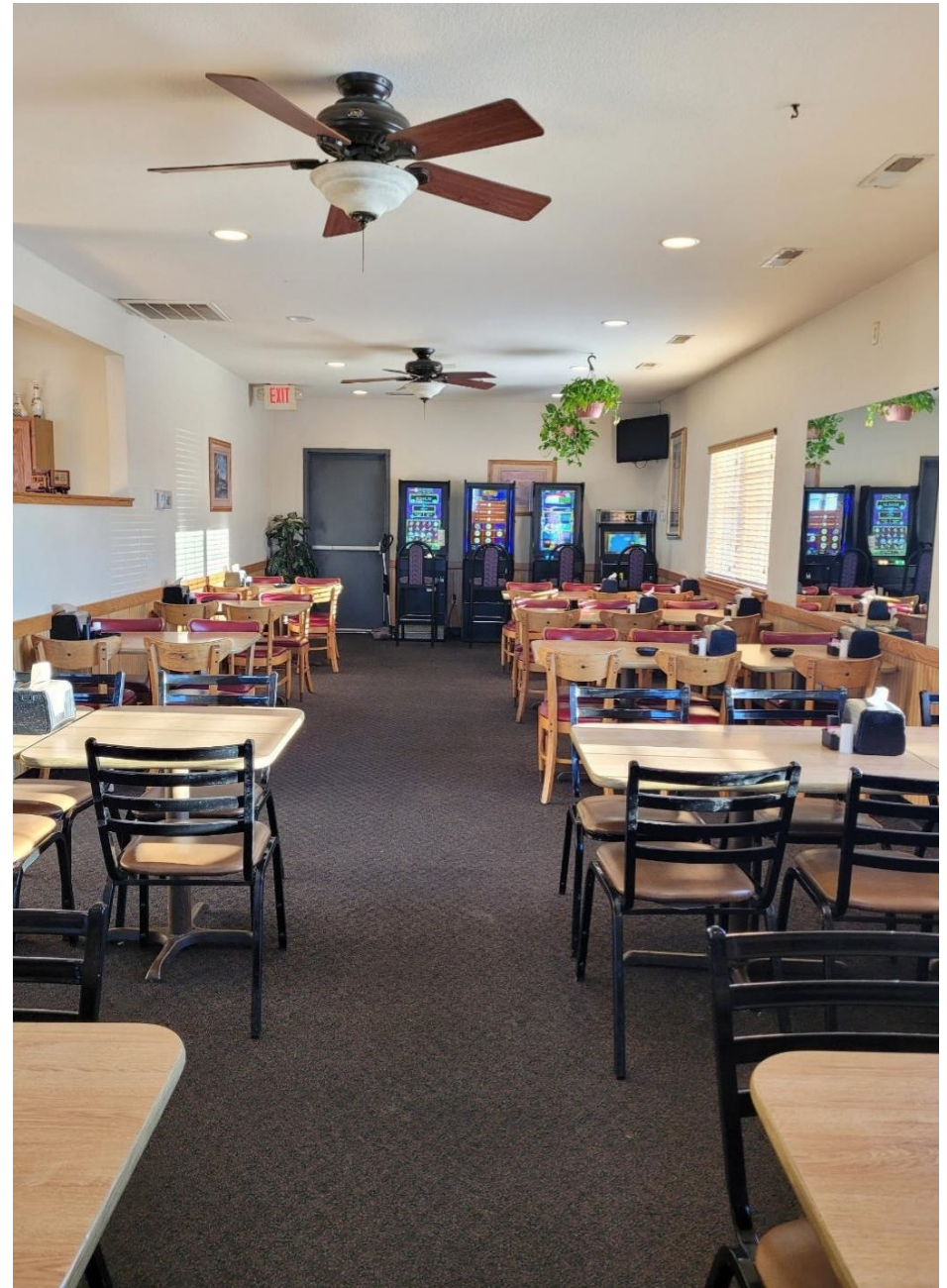
ADDRESS	1703 Oak Street Canton MO 63435
COUNTY	Lewis
MARKET	Quincy, IL–MO Micropolitan Statistical Area
GLA (SF)	4,224 SF
LAND ACRES	1.86
LAND SF	81,021 SF
YEAR BUILT	2010
YEAR RENOVATED	ongoing
APN	21-21-01449.00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$459,000
PRICE PSF	\$108.66

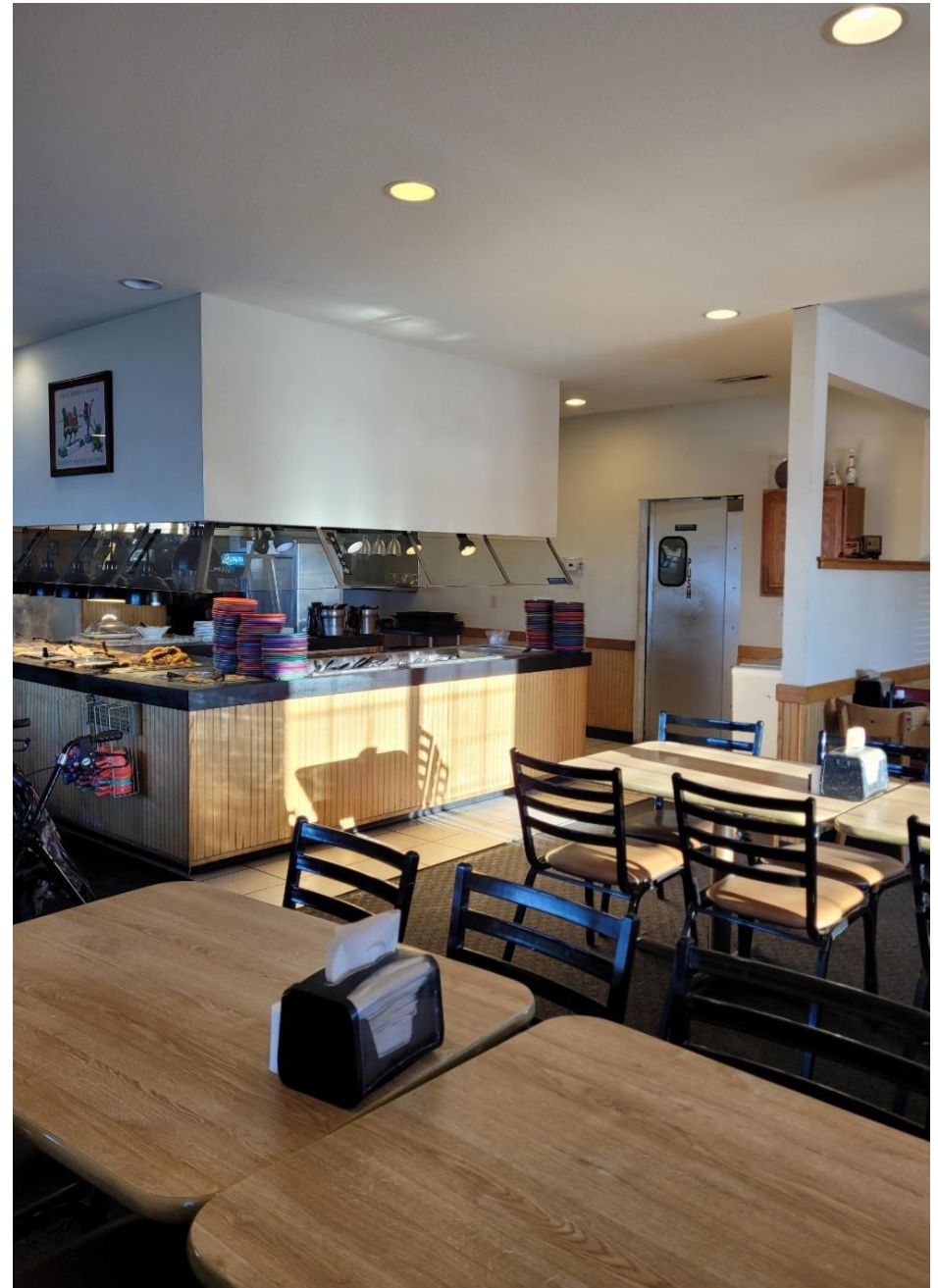
DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2024 Population	3,889	7,248	27,336
2024 Median HH Income	\$52,310	\$58,001	\$57,899
2024 Average HH Income	\$91,711	\$86,446	\$76,712



Canton Restaurant Facility

- This 4,224 square-foot restaurant facility in Canton, MO, built in 2010, offers a prime opportunity for prospective buyers seeking a well-established business in a high-traffic location. The facility, which has operated as a buffet since its inception, has successfully navigated the challenges of the COVID-19 pandemic and continues to serve as a popular dining destination. Situated just off U.S. Hwy 61 with over 7,500 vehicles per day passing by, the property benefits from its visibility and accessibility, drawing customers from the local area and beyond. The facility is easily recognizable with its striking bright blue metal roof, making it an eye-catching landmark.
- Adjacent to a gas station, Steak n' Shake, a hotel, and a bank, this location also enjoys close proximity to a shopping strip offering a Subway, Dollar General, and a regional grocery chain. With approximately 30,000 residents within a 15-mile radius, Canton is just 15 minutes from Quincy, IL, further expanding its customer base. The restaurant seats 150-170 guests and features a banquet room that has proven popular for large events and catering, generating substantial profits with 3-4 large catering events annually. The property includes 1.86 acres, providing ample space for additional development. The restaurant facility is ideal for those looking to take over an existing operation or potentially reposition the space for other uses, such as retail or a dollar store. The current lessees are ready to transition, and there may be an opportunity to negotiate a transfer period to assist with the ownership transition.





02

Location

Location Summary

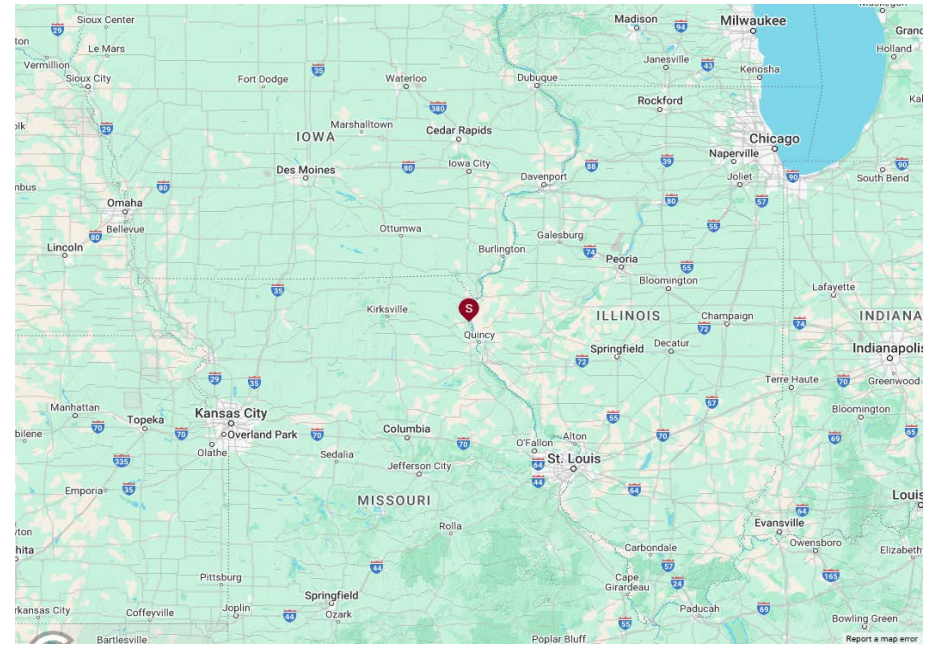
Drive Times

SAINTS AVENUE CAFE

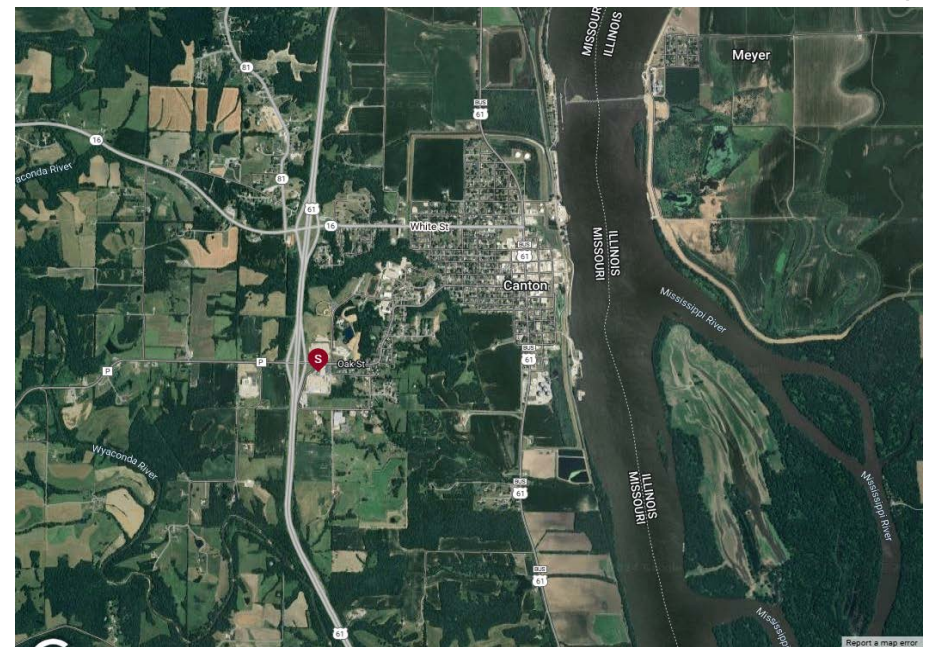
Canton, MO

- Canton, Missouri, is a small, vibrant community located in the northeastern part of the state, nestled along the Mississippi River. Known for its charming historic downtown, Canton offers a mix of small-town hospitality and natural beauty, making it an attractive destination for both residents and visitors. The city is strategically positioned along U.S. Highway 61, a major north-south route that stretches from New Orleans to Minnesota, providing convenient access to surrounding areas. U.S. Highway 61 serves as a key transportation corridor for commerce and tourism, making Canton a prime location for businesses seeking visibility and easy connectivity to both regional and national markets. The highway's presence further enhances the appeal of this picturesque town, offering both a historic setting and modern amenities for locals and travelers alike.
- Canton, MO is a small city with a population of around 4,000 people. It has a rent index of \$750 for a two-bedroom apartment, which is significantly lower than the US average rent of \$1,430. In terms of grocery costs, Canton's Index of 93 is also lower than the national average.
- Canton has an unemployment rate of 3.4%. The US average is 6.0%
- Canton has seen the job market decrease by -2.0% over the last year. Future job growth over the next ten years is predicted to be 22.1%, which is lower than the US average of 33.5%.
- The Median household income of a Canton resident is \$41,479 a year. The US average is \$69,021 a year.

Regional Map



Local Map



- Here's a list of some of the largest employers within 10-15 miles of Canton, MO, along with their approximate number of employees:

Vibrantz Technologies – Exact employee count not available

Port Industries, Inc. – Exact employee count not available

Charles Industries – Exact employee count not available

Pizza Hut – Exact employee count not available

Subway – Exact employee count not available

Adecco – Exact employee count not available

Culver's – Exact employee count not available

Casey's – Exact employee count not available

Steak N Shake – Exact employee count not available

Opaa Food Management, Inc. – Exact employee count not available

available

- The five largest metro's within 200-miles of Canton, MO are:

1. Quincy, IL. Population of 40,000. 15 miles.

2. Columbia, MO. Population of 200,000. 100 miles.

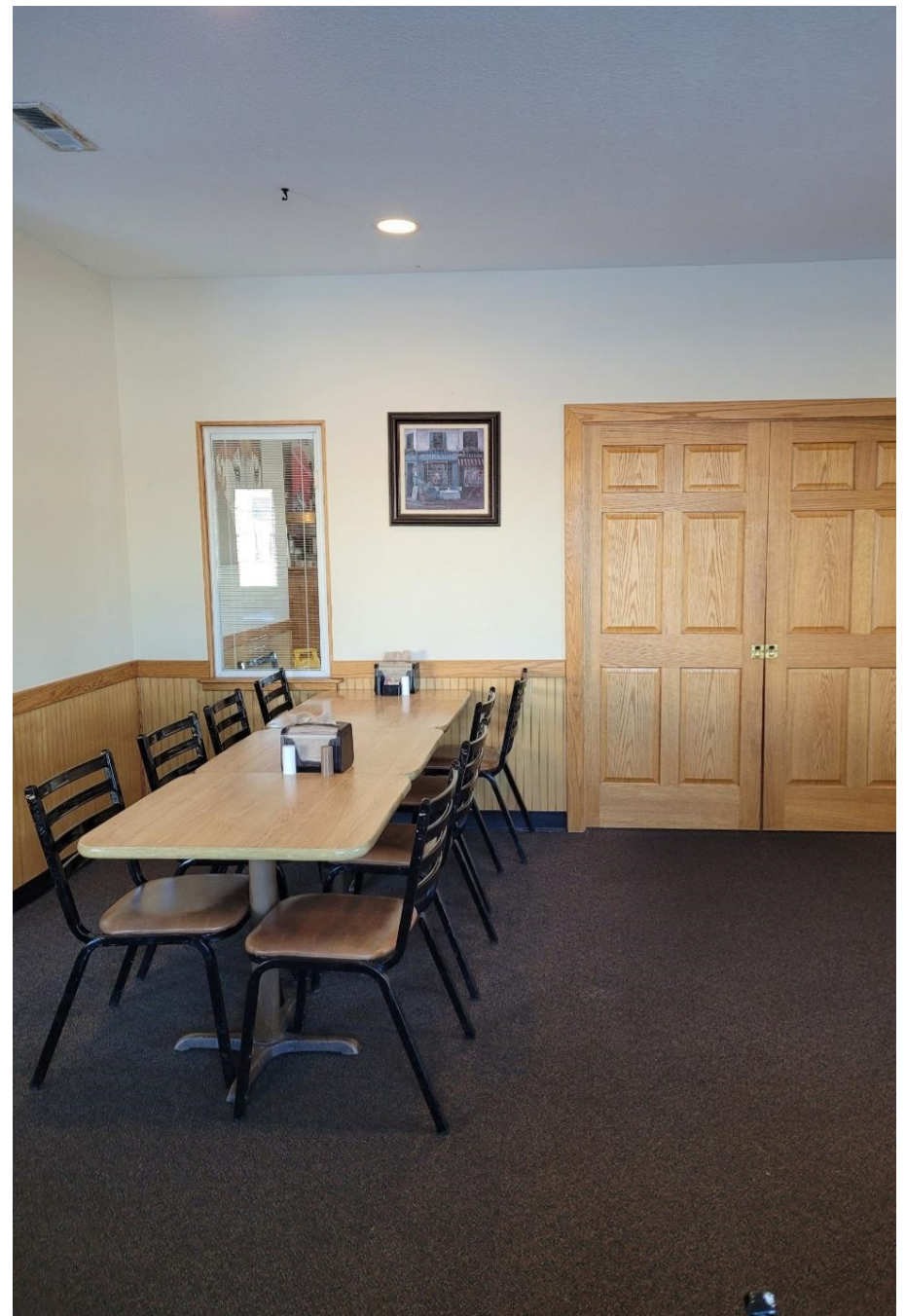
3. St. Louis, MO. Population of 2,800,000. 145 miles.

4. Kansas City, MO. Population of 2,100,000. 180 miles.

5. Springfield, MO. Population of 500,000. 180 miles.

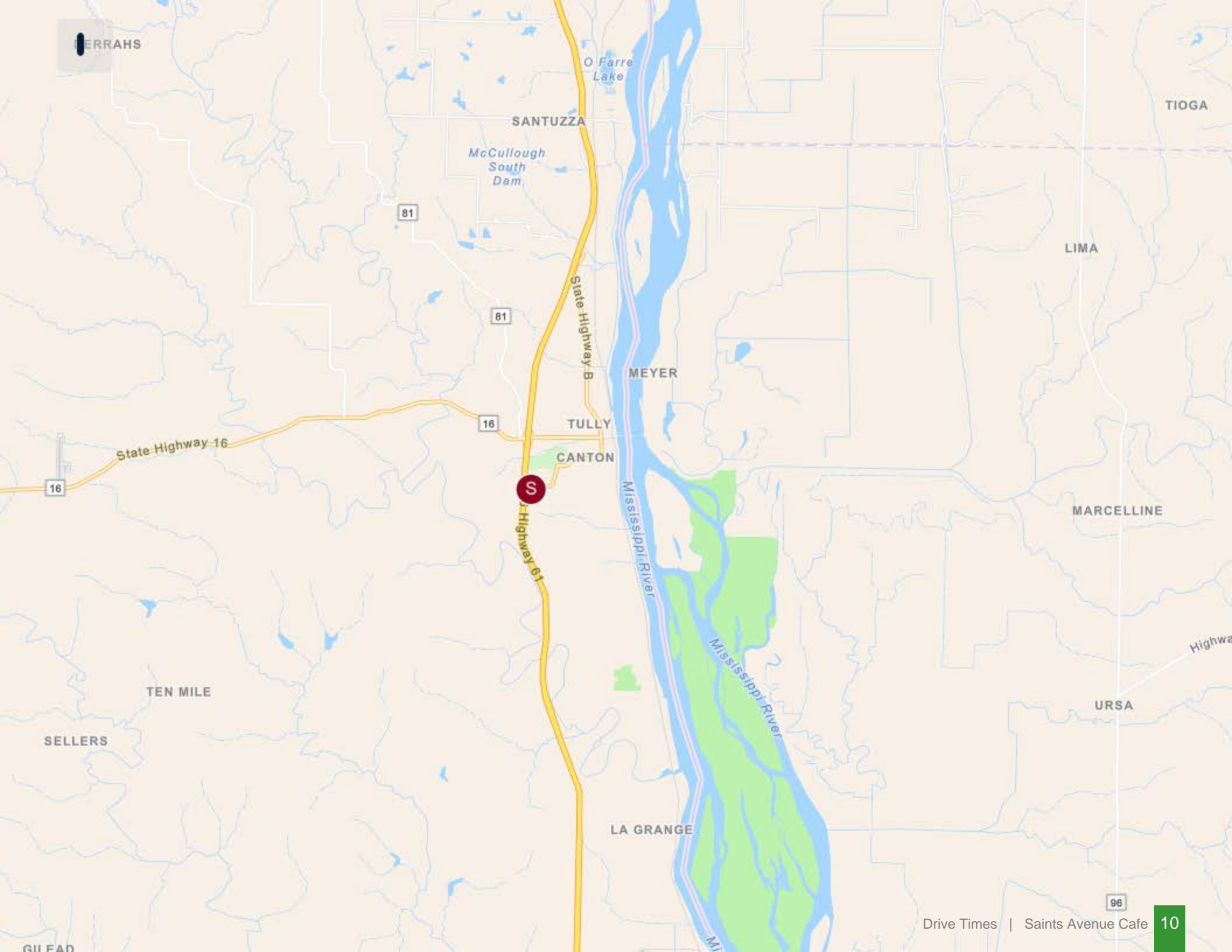
Lewis County, MO

- Lewis County is a county located in the northeastern portion of the U.S. state of Missouri. As of the 2020 census, the population was 10,032. Its county seat is Monticello. Lewis County is part of the Quincy, IL–MO Micropolitan Statistical Area.



Quincy, IL Metro

- The Quincy, IL metro area, with a population of approximately 40,000, is a key regional hub located along the Mississippi River in western Illinois. Known for its historic charm and strong sense of community, Quincy has a diverse economy, with significant industries in manufacturing, healthcare, education, and retail. The presence of Quincy University, a private liberal arts institution, bolsters the area's educational sector, while healthcare is a major employer with organizations like Blessing Health System providing a wide range of medical services. Retail and manufacturing sectors also contribute significantly to employment, with companies such as Titan Wheel and Moorman Manufacturing playing pivotal roles in the local economy. Unemployment in the area tends to be lower than the national average, reflecting a stable job market and a robust economic foundation. With its strategic location along major highways and proximity to the larger St. Louis metro, Quincy offers both a charming small-town atmosphere and access to regional economic opportunities.



TERRAHS

O Farre Lake

SANTUZZA

McCullough South Dam

81

81

State Highway B

MEYER

TULLY

16

CANTON

S

State Highway 61

Mississippi River

Mississippi River

LIMA

MARCELLINE

TEN MILE

SELLERS

URSA

LA GRANGE

96



03

Property Description

- Property Features
- Aerial Map
- Property Images

SAINTS AVENUE CAFE

PROPERTY FEATURES

NUMBER OF TENANTS	1
LAND SF	81,021
GLA (SF)	4,224
LAND ACRES	1.86
YEAR BUILT	2010
YEAR RENOVATED	ongoing
# OF PARCELS	1
ZONING TYPE	Comm
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	120x133x126x37x126x266x307
NUMBER OF PARKING SPACES	90
STREET FRONTAGE	379
CORNER LOCATION	Yes
TRAFFIC COUNTS	7505
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Ayers Gas & Steak 'n Shake
SOUTH	Strip Mall/Grocery
EAST	Oak Hill Inn & Suites
WEST	US Hwy 61

MECHANICAL

HVAC	3 separate units
FIRE SPRINKLERS	Ansul only
ELECTRICAL / POWER	400 amp
LIGHTING	LED

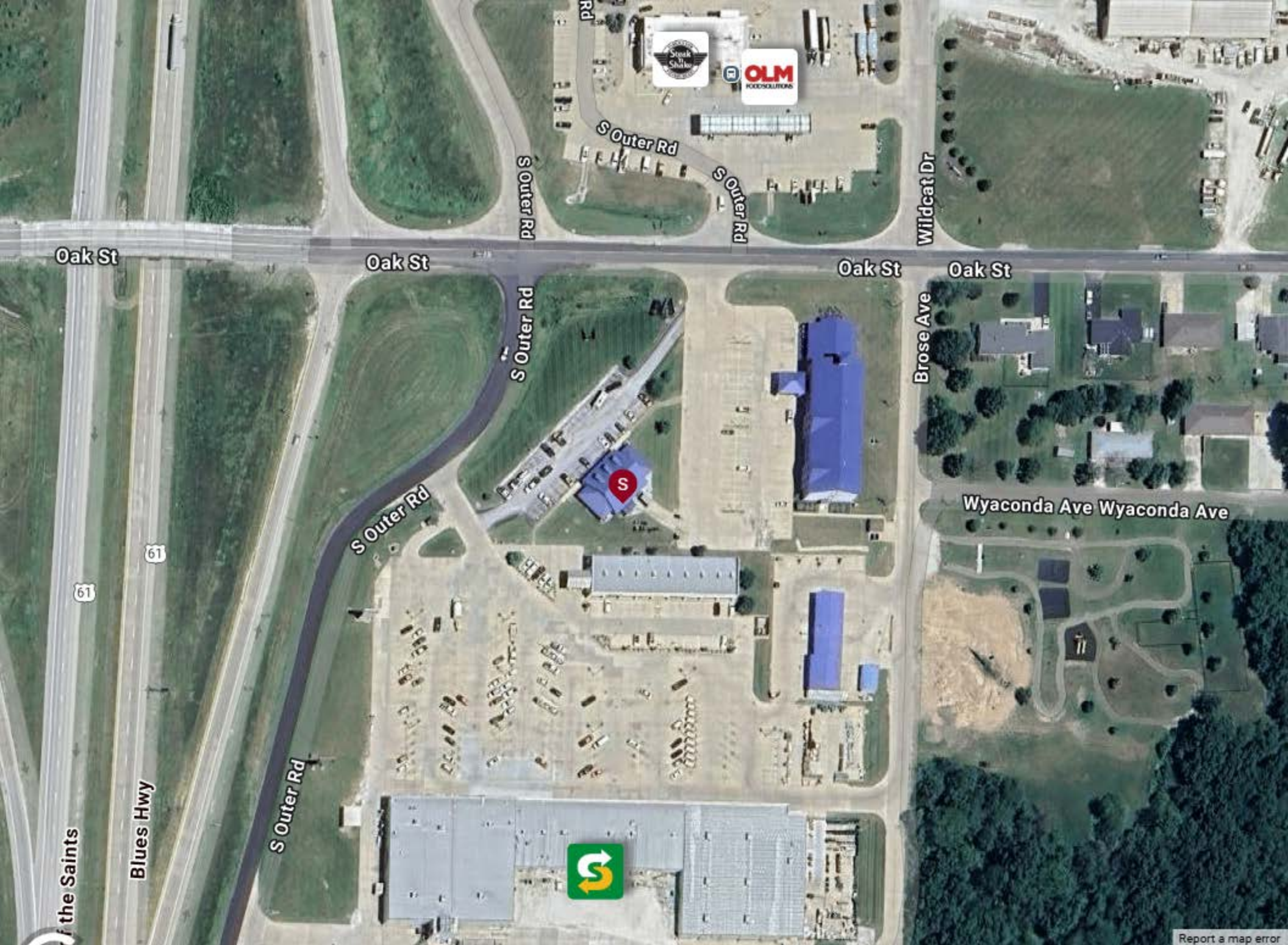
CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Brick & Vinyl
PARKING SURFACE	Asphalt
ROOF	Metal
LANDSCAPING	Modest

TENANT INFORMATION

MAJOR TENANT/S	Saints Avenue Cafe
LEASE TYPE	M2M





Oak St

Oak St

Oak St

Oak St

the Saints

Blues Hwy

61

61

S Outer Rd

S Outer Rd

S Outer Rd

S Outer Rd

S Outer Rd

S Outer Rd

Brose Ave

Wyaconda Ave Wyaconda Ave

Wildcat Dr



Report a map error







Bank adjacent to restaurant.



Hotel adjacent to restaurant.



Strip Mall behind restaurant.



Ayers & Steak n' Shake across the street.

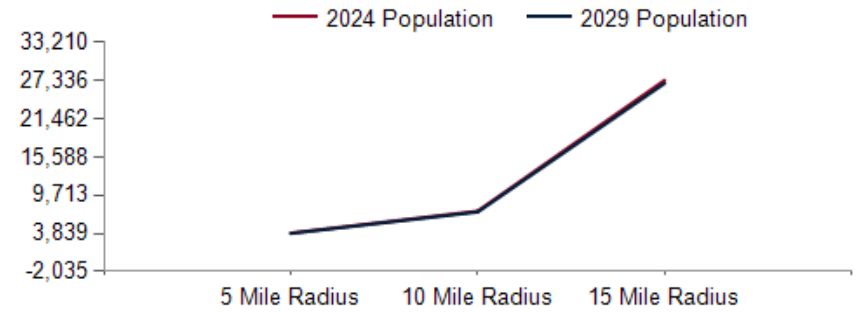


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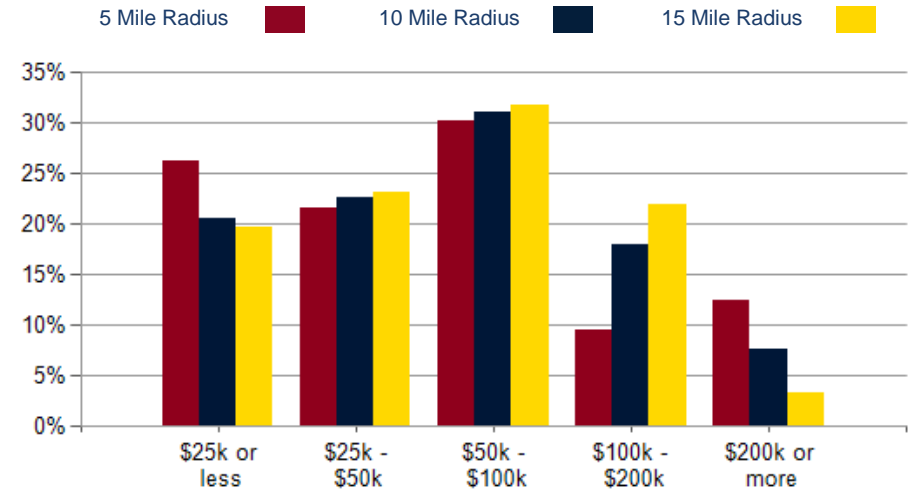
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	3,710	7,477	29,995
2010 Population	3,569	7,159	29,220
2024 Population	3,889	7,248	27,336
2029 Population	3,839	7,135	26,893
2024-2029: Population: Growth Rate	-1.30%	-1.55%	-1.65%

2024 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	238	353	1,358
\$15,000-\$24,999	98	205	890
\$25,000-\$34,999	87	235	1,171
\$35,000-\$49,999	190	379	1,460
\$50,000-\$74,999	210	451	2,003
\$75,000-\$99,999	177	394	1,614
\$100,000-\$149,999	112	366	1,793
\$150,000-\$199,999	10	120	701
\$200,000 or greater	159	208	390
Median HH Income	\$52,310	\$58,001	\$57,899
Average HH Income	\$91,711	\$86,446	\$76,712

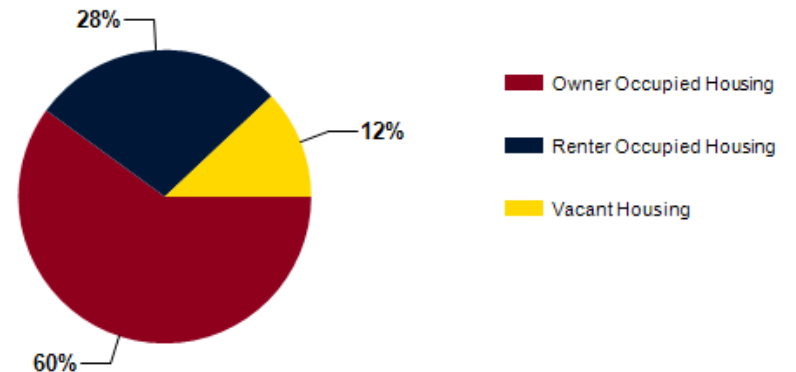
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	1,458	3,248	13,277
2010 Total Households	1,250	2,699	11,667
2024 Total Households	1,280	2,710	11,381
2029 Total Households	1,265	2,686	11,406
2024 Average Household Size	2.36	2.34	2.27
2024-2029: Households: Growth Rate	-1.20%	-0.90%	0.20%



2024 Household Income

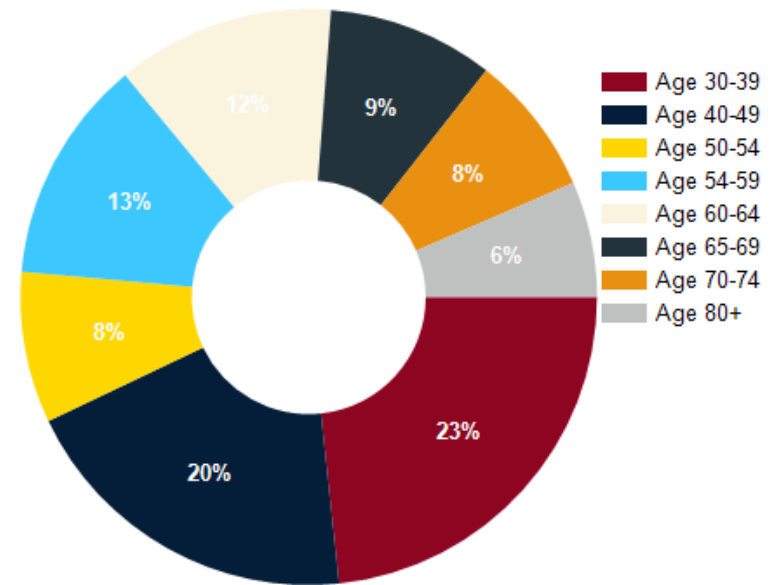


2024 Own vs. Rent - 5 Mile Radius

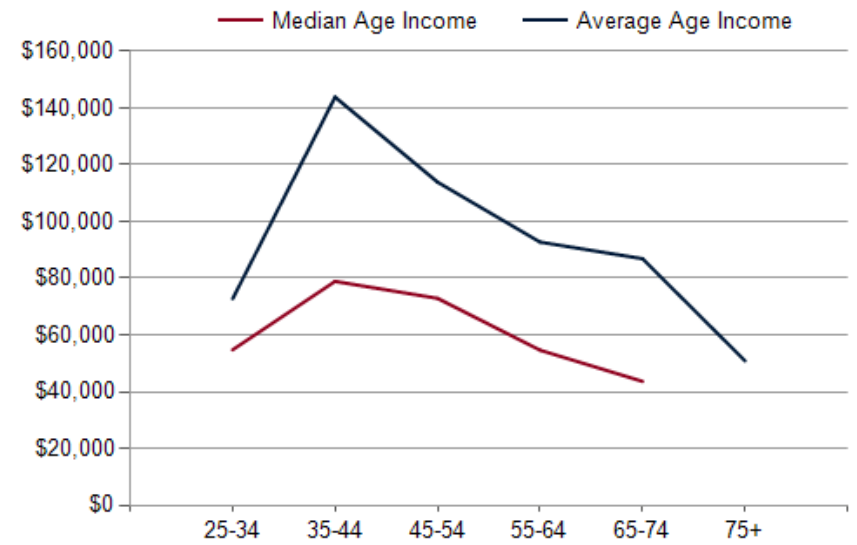


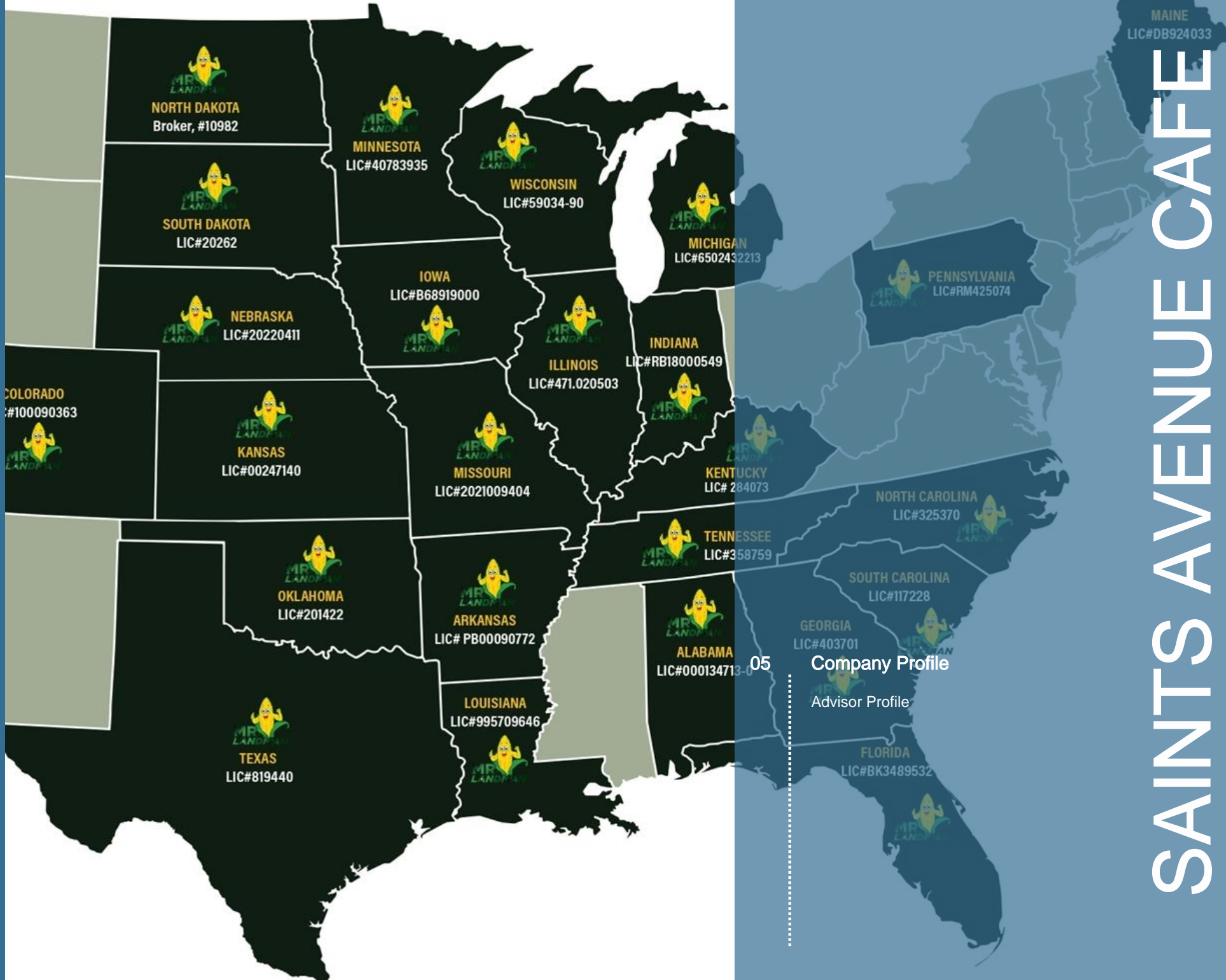
Source: esri

2024 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2024 Population Age 30-34	219	398	1,521
2024 Population Age 35-39	201	381	1,547
2024 Population Age 40-44	176	372	1,563
2024 Population Age 45-49	177	362	1,506
2024 Population Age 50-54	153	365	1,584
2024 Population Age 55-59	227	478	1,797
2024 Population Age 60-64	220	497	1,897
2024 Population Age 65-69	168	401	1,727
2024 Population Age 70-74	143	333	1,444
2024 Population Age 75-79	117	269	1,133
2024 Population Age 80-84	105	201	833
2024 Population Age 85+	77	158	813
2024 Population Age 18+	3,179	5,838	21,707
2024 Median Age	31	38	42
2029 Median Age	32	39	43



2024 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$54,736	\$65,020	\$62,552
Average Household Income 25-34	\$72,725	\$78,677	\$74,799
Median Household Income 35-44	\$78,864	\$85,693	\$80,114
Average Household Income 35-44	\$143,804	\$129,465	\$99,240
Median Household Income 45-54	\$72,894	\$77,822	\$76,426
Average Household Income 45-54	\$113,845	\$103,611	\$92,872
Median Household Income 55-64	\$54,628	\$64,979	\$62,575
Average Household Income 55-64	\$92,720	\$90,039	\$79,488
Median Household Income 65-74	\$43,621	\$46,138	\$49,730
Average Household Income 65-74	\$86,852	\$76,526	\$67,838
Average Household Income 75+	\$50,878	\$49,061	\$52,823





Company Profile
Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 24 and works for State Farm Corporate. My daughter, Reagan, is 14 and is in Jr. High. My hobbies include watching sports & going to church.

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Saints Avenue Cafe

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