



7276 MISSOURI 72

JACKSON, MO 63755

FOR SALE

Presented By:

MATT HUBER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This is a rare opportunity to acquire a fully equipped, high-functioning shop property just outside of Jackson along the highly trafficked Missouri Route 72. Situated on approximately 1 acre, this 5,262 SF building is purpose-built for automotive or industrial use and offers a highly efficient layout designed for workflow and productivity.

The 120' deep structure features drive-through capability with 14' overhead doors at both ends, allowing for seamless access and movement of vehicles or equipment. Inside, the property is outfitted with valuable specialty infrastructure including a paint booth, in-floor frame rack, and an alignment rack—making it a turnkey solution for automotive repair, body shop operations, or similar users.

With strong visibility, easy access, and a layout that supports high-volume operations, this property is ideal for an owner-user or investor looking for a functional, hard-to-find shop space in the Jackson market.

PROPERTY HIGHLIGHTS

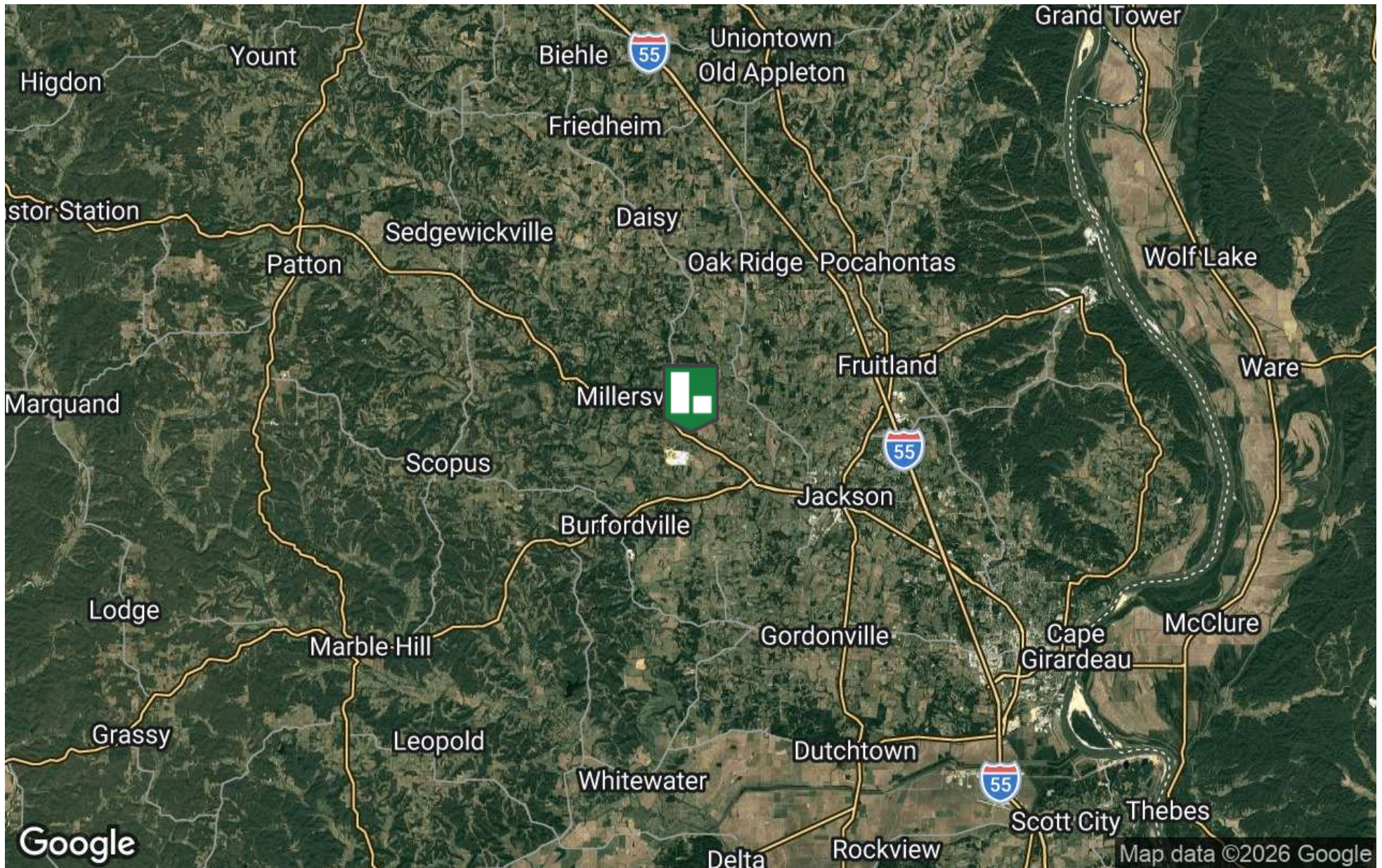
- 5,262 SF shop building on approximately 1 acre
- Located along high-traffic Missouri Route 72
- 120' deep building with drive-through capability
- 14' overhead doors on both ends of the building
- Paint booth included
- In-floor frame rack
- Alignment rack installed
- Functional layout ideal for automotive, body shop, or industrial users
- Excellent visibility and easy access
- Turnkey opportunity for owner-user or investment

OFFERING SUMMARY

Sale Price:	\$299,900
Lot Size:	1 Acres
Building Size:	5,262 SF

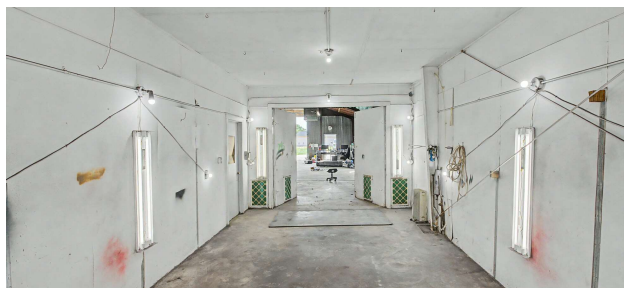
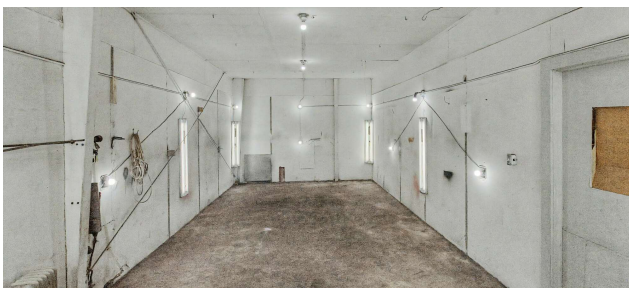
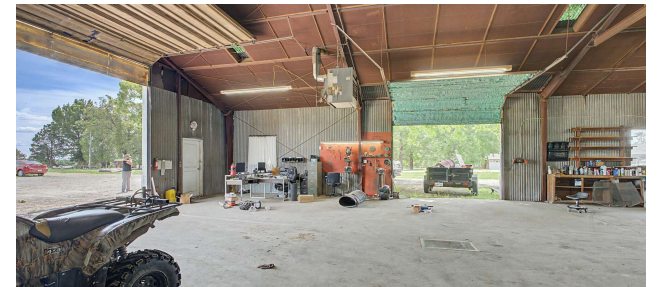
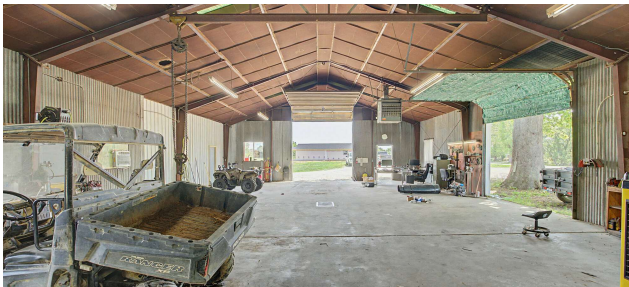
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LOCATION MAP



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ADDITIONAL PHOTOS



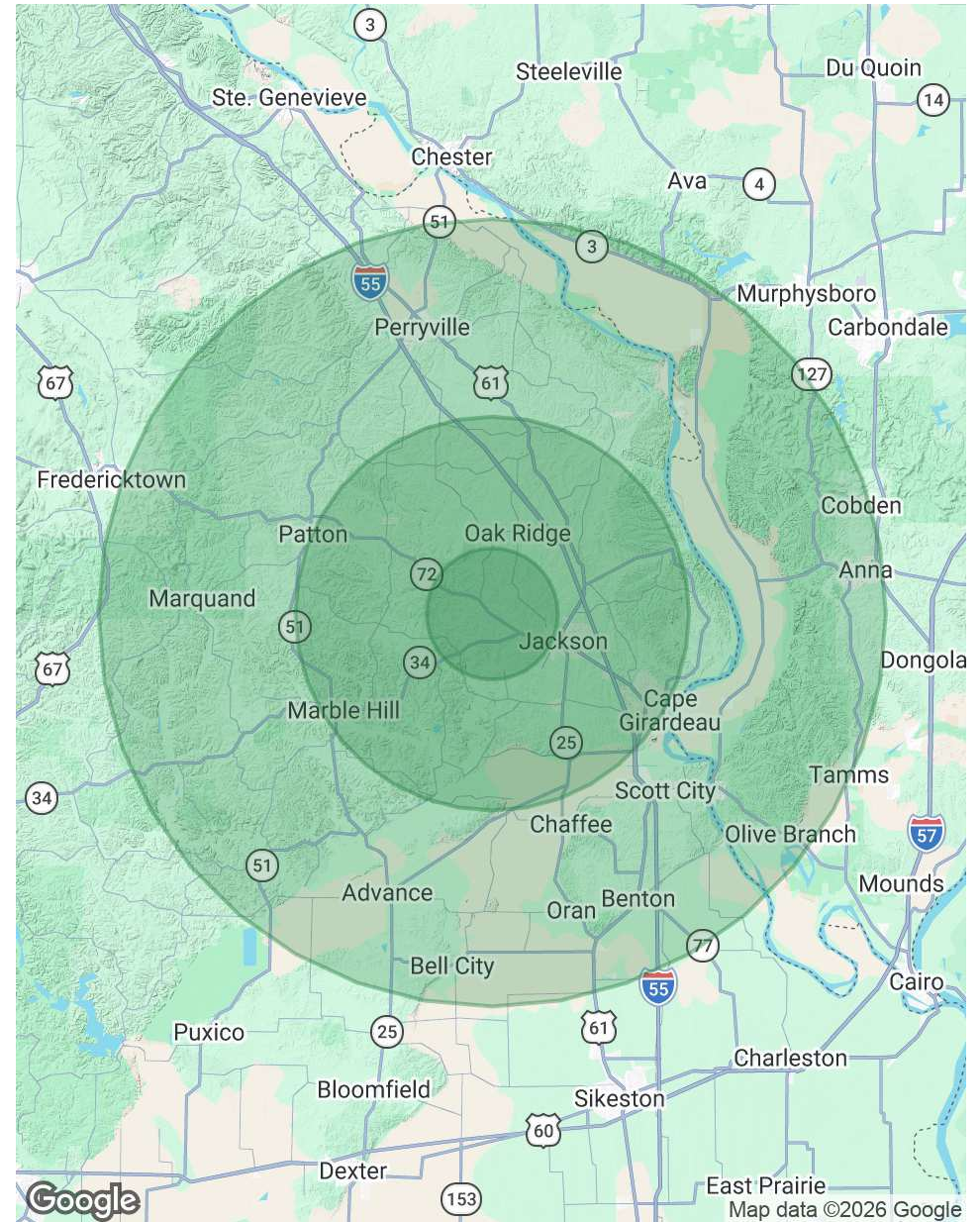
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	15 MILES	30 MILES
Total Population	7,782	79,325	152,979
Average Age	40.1	38.8	40.1
Average Age (Male)	38.4	38.2	39.4
Average Age (Female)	43.1	39.5	40.6

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	2,908	30,875	60,223
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$89,638	\$90,579	\$82,213
Average House Value	\$247,723	\$240,536	\$204,981

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

Lorimont Commercial Real Estate

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