



TWO INVESTMENT PROPERTIES FOR SALE

Dollar General & Country Kitchen

2001 & 2003 S. Limit Avenue, Sedalia, MO



TOTAL SALE PRICE: \$1,500,000

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,752	26,611	30,626
Avg. Household Income	\$78,340	\$79,188	\$82,443

- **PLEASE DO NOT DISTURB CURRENT TENANTS**
- New 5-year lease on Country Kitchen NNN No Landlord Responsibility
- Located on 1.3 acres across from the Missouri State Fair Grounds
- Dollar General - 15,000 SF building - 5-year lease with two 5-year options
- Major route to and from Truman Lake and Lake of the Ozarks
- Cap Rate for both properties 7.2%



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

BOB JAEKEL | 816.412.7365 | bjael@blockandco.com

Exclusive Agent

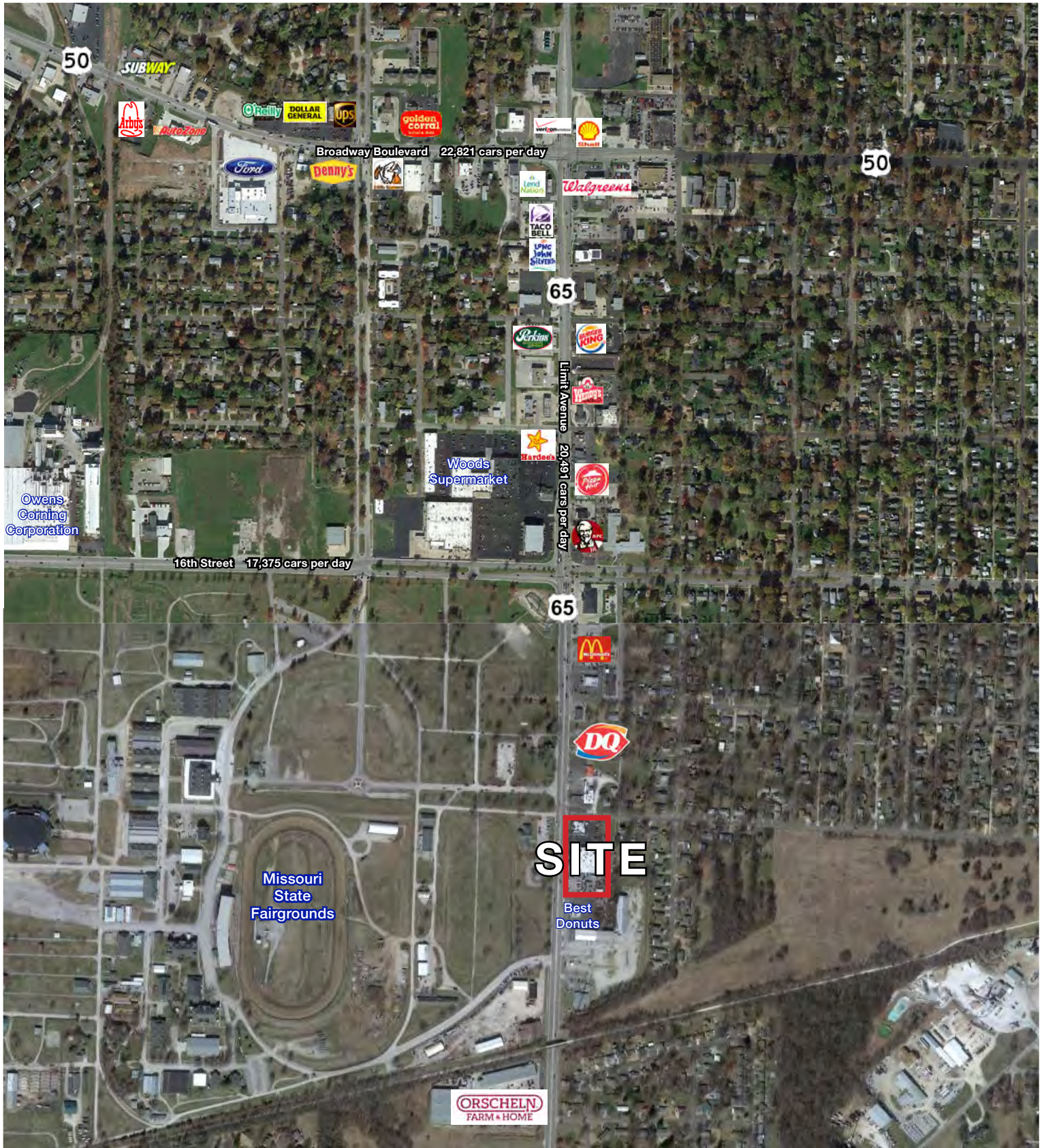


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AERIAL

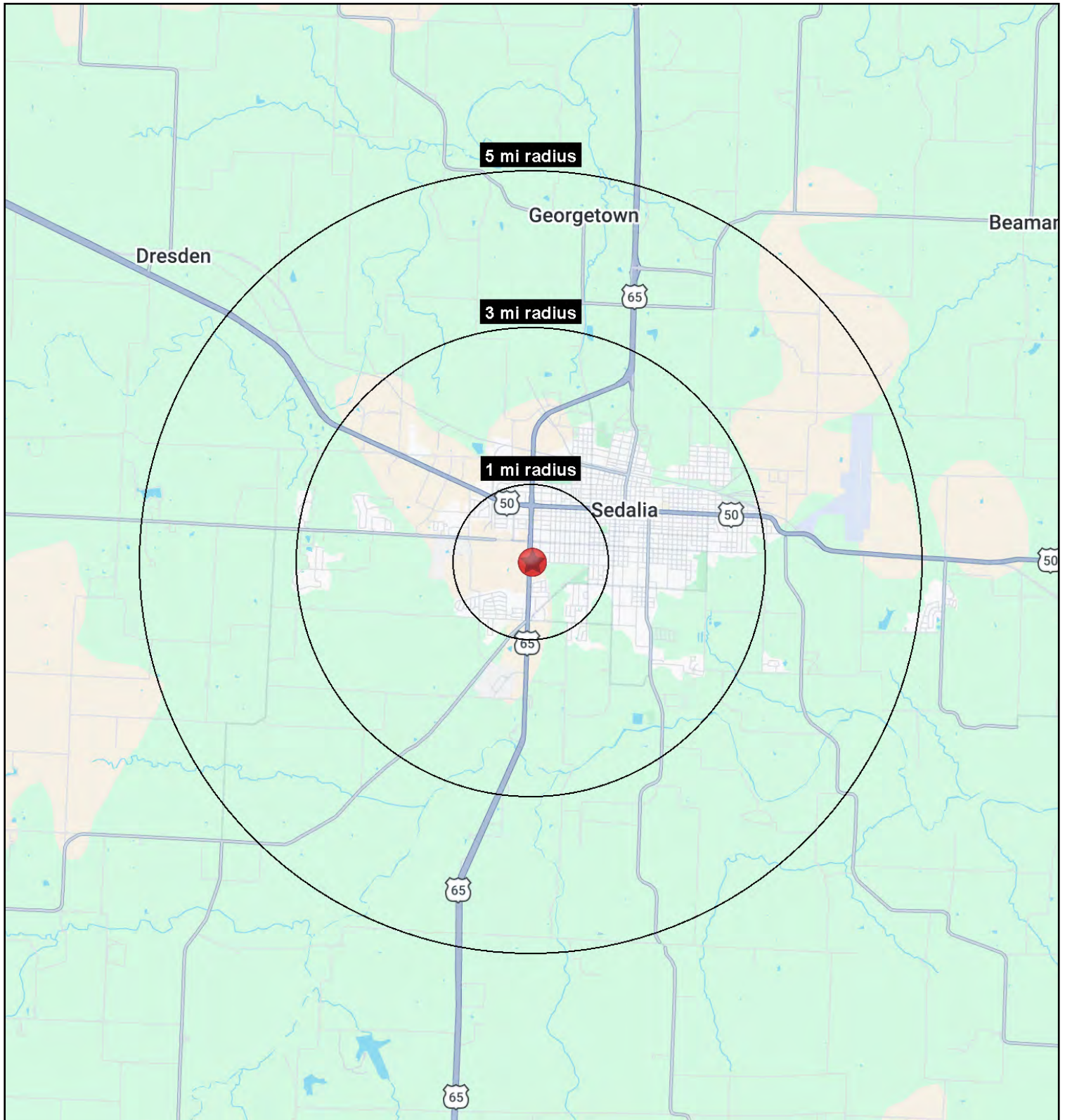




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2001-2003 S. Limit Avenue Sedalia, MO 65301	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	6,752	26,611	30,626
2031 Projected Population	6,511	26,280	30,318
2020 Census Population	6,704	25,930	29,861
2010 Census Population	6,692	25,315	29,061
Projected Annual Growth 2026 to 2031	-0.7%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	-	0.3%	0.3%
2026 Median Age	36.3	36.3	36.7
Households			
2026 Estimated Households	2,860	11,007	12,516
2031 Projected Households	2,749	10,827	12,332
2020 Census Households	2,789	10,470	11,901
2010 Census Households	2,742	10,269	11,656
Projected Annual Growth 2026 to 2031	-0.8%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2026	0.3%	0.4%	0.5%
Race and Ethnicity			
2026 Estimated White	82.6%	81.5%	82.6%
2026 Estimated Black or African American	3.3%	4.8%	4.4%
2026 Estimated Asian or Pacific Islander	1.5%	1.6%	1.5%
2026 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2026 Estimated Other Races	12.2%	11.6%	11.0%
2026 Estimated Hispanic	11.4%	11.9%	11.2%
Income			
2026 Estimated Average Household Income	\$78,340	\$79,188	\$82,443
2026 Estimated Median Household Income	\$61,242	\$60,235	\$62,988
2026 Estimated Per Capita Income	\$33,292	\$32,889	\$33,819
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.6%	4.3%	4.1%
2026 Estimated Some High School (Grade Level 9 to 11)	10.9%	8.4%	7.9%
2026 Estimated High School Graduate	32.9%	36.7%	36.5%
2026 Estimated Some College	19.1%	21.2%	21.3%
2026 Estimated Associates Degree Only	12.1%	11.1%	11.3%
2026 Estimated Bachelors Degree Only	12.7%	11.0%	11.3%
2026 Estimated Graduate Degree	7.6%	7.3%	7.6%
Business			
2026 Estimated Total Businesses	296	1,210	1,332
2026 Estimated Total Employees	3,675	14,731	17,183
2026 Estimated Employee Population per Business	12.4	12.2	12.9
2026 Estimated Residential Population per Business	22.8	22.0	23.0

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