



**LORIMONT**  
COMMERCIAL REAL ESTATE

# 5291 MISSOURI 25

CAPE GIRARDEAU, MO 63701

**FOR SALE**

Presented By:

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Prime investment and development opportunity near Gordonville in Cape Girardeau, MO. Two tracts totaling 7.4 acres sit at the roundabout at the corner of Route K and State Highway 25. A 5,130 SF metal building offers versatile potential for office, office/warehouse, retail, or day care use. The corner frontage is fit for retail, fuel/c-store, or strip center development, and the lack of zoning provides flexibility for a wide range of business needs. Additional included wooded acreage sits behind Acee's and would be suitable for residential development. This property's strategic location offers access to high traffic and a thriving commercial corridor between Jackson and Cape Girardeau with a commanding visible corner fit for mixed uses. Don't miss out on the chance to secure this unique property!

### PROPERTY HIGHLIGHTS

- -5,130 SF building on 7.4 total acres
- -No zoning
- -Ideal for office or office warehouse
- -High traffic and visibility

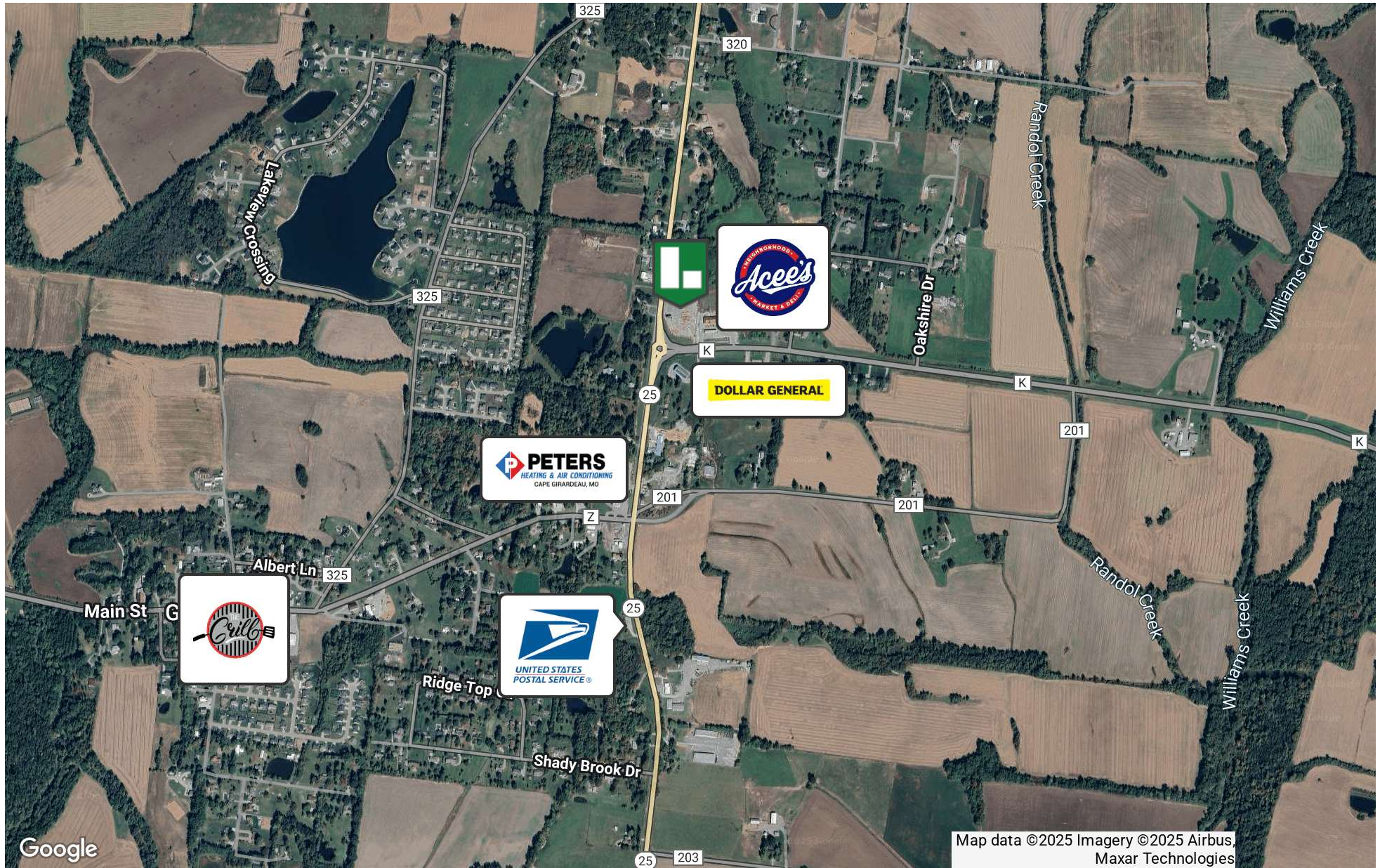
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### OFFERING SUMMARY

Sale Price:	\$1,899,900
Lot Size:	7.4 Acres
Building Size:	5,130 SF

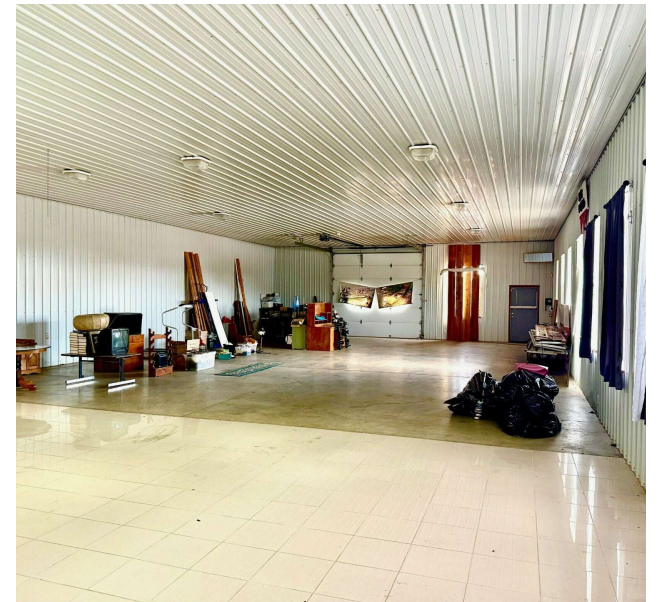
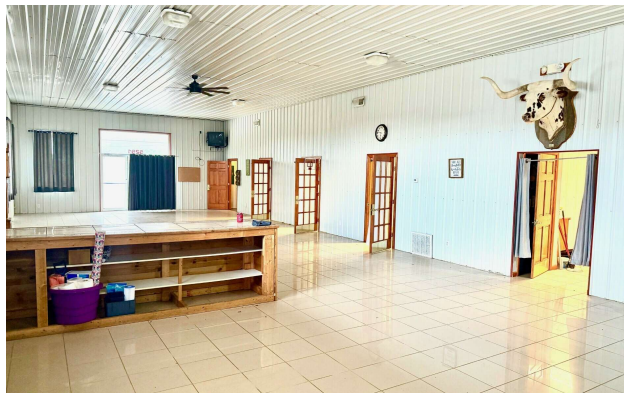
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	28	163	495
Total Population	73	433	1,330
Average HH Income	\$101,725	\$100,986	\$100,727

# AREA BUSINESS MAP



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## ADDITIONAL PHOTOS



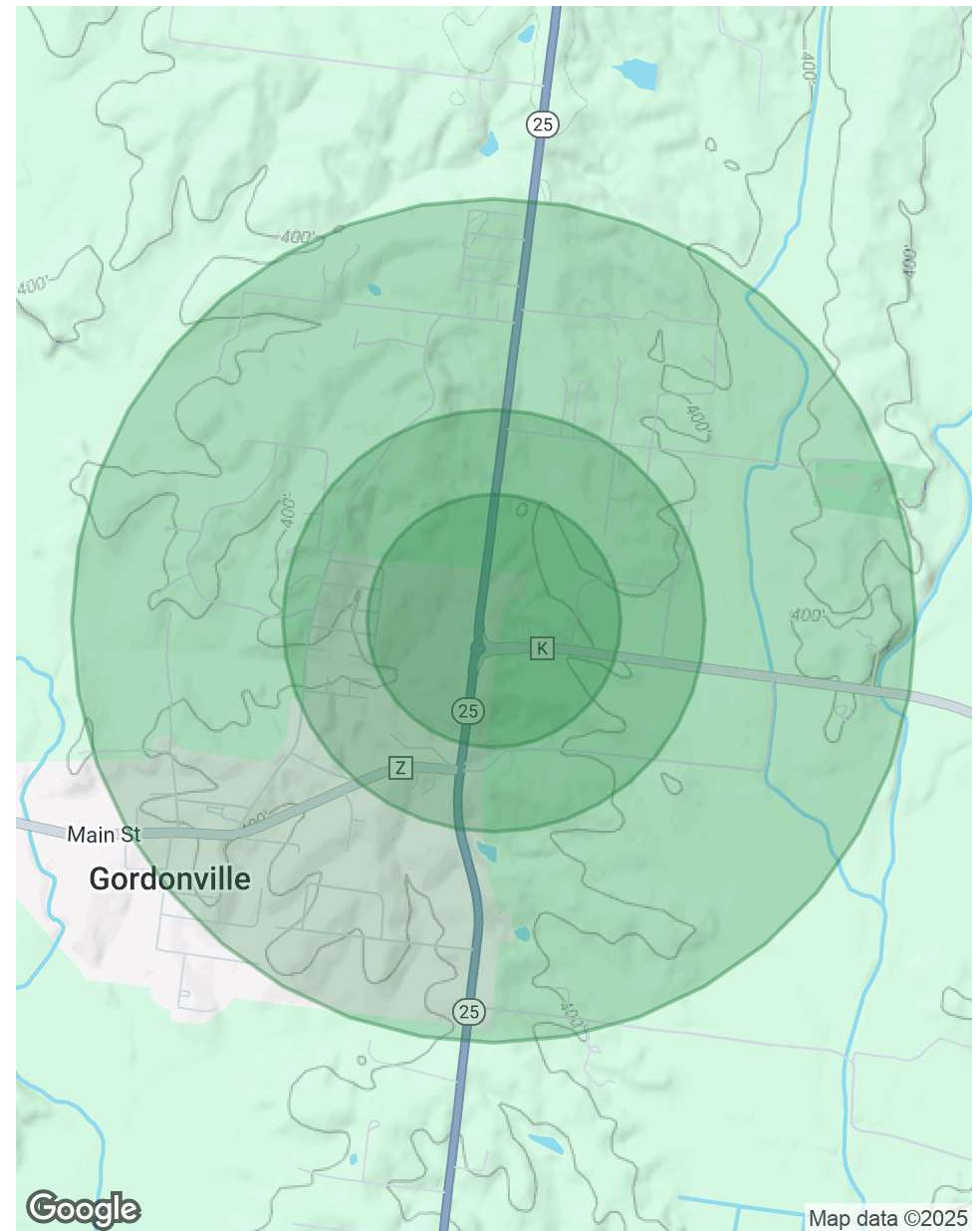
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## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	73	433	1,330
Average Age	40	38	38
Average Age (Male)	39	37	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	28	163	495
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$101,725	\$100,986	\$100,727
Average House Value	\$295,276	\$281,217	\$275,654

*Demographics data derived from AlphaMap*



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