

# FOR SALE

Retail Property For Sale

# PRICE REDUCED

1007 W BUSINESS US HIGHWAY 60 // 1007 W BUSINESS US HIGHWAY 60, DEXTER, MO 63841



## OFFERING SUMMARY

Sales Price:	\$999,500
Real Estate Taxes:	\$8,719
Insurance:	\$4,104
Operating Expenses:	\$4,765
Building Size	6,000 SF
Lot Size:	33,416 SF
	0.763+/- AC
Year Built:	2015
Zoning	C-2 & I-1

## PROPERTY OVERVIEW

Located in the heart of Dexter, MO, the area surrounding 1007 W Business Us Highway 60 offers a bustling environment. With a mix of national retailers, local boutiques, and restaurants, this location is a prime choice for tenants seeking high visibility.

## PROPERTY HIGHLIGHTS

- Area Retailers include: Walmart, Bomgaars, Walgreens, Harps, Ace Hardware, Dollar Tree, Dollar General, O'Reilly Auto, AutoZone, Plaza Tire, Dexter Theater, Buddy's Home Furnishings, Autry Morlan Ford Chrysler Lincoln Jeep Dodge Chevrolet GMC Cadillac Buick Nissan Ram, Bud Shell Ford, Allen Christian GMC Buick, Bayird Dodge Chrysler Jeep Ram and DaaBin Store
- Area Restaurants include: El Tapatio, Hickory Log Restaurant, Dexter Queen, Dexter BBQ, Taco Bell, Huddle House, Pizza Hut, McDonald's, Catch 22 Seafood, Okie Japanese, Domino's, Rally's, Little Caesars, Krispy Krunchy Chicken, Burger King, Arby's, Wendy's, Sonic and Scooter's
- Average Daily Traffic Volume (MODOT 2024): 12,152 vpd
- 60KW Backup Generator
- Double Pick-up / Drive-thru Facility
- Two (2) Full Access Curb Cuts onto Bus. Hwy 60
- Free-Standing Pylon Sign
- Electric Sliding Storefront Doors



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# AREA RESTAURANT & RETAILER MAP

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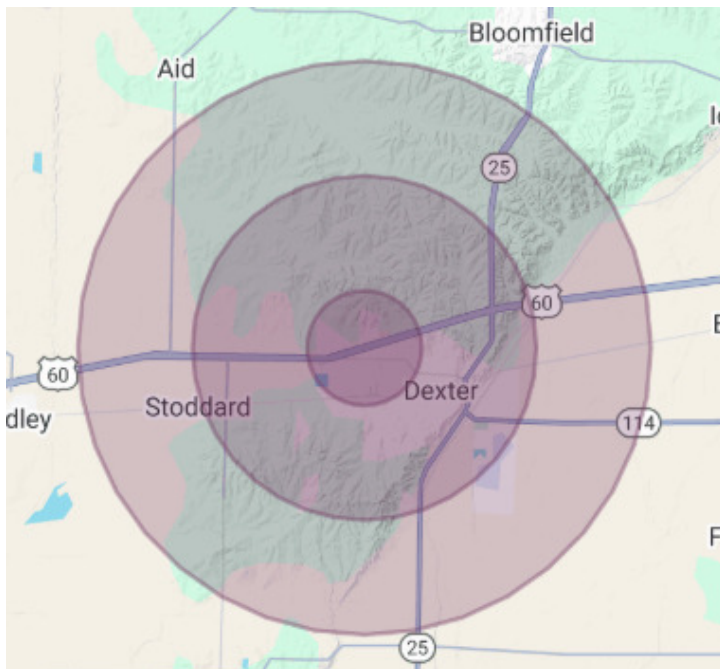
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# ASSESSOR'S PARCEL MAP & DEMOGRAPHICS

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## Demographics

	1 Mile	3 Mile	5 Mile
Population	1,907	11,351	13,105
Avg Household Income	\$76,231	\$73,691	\$74,847
Number of Households	845	4,831	5,535



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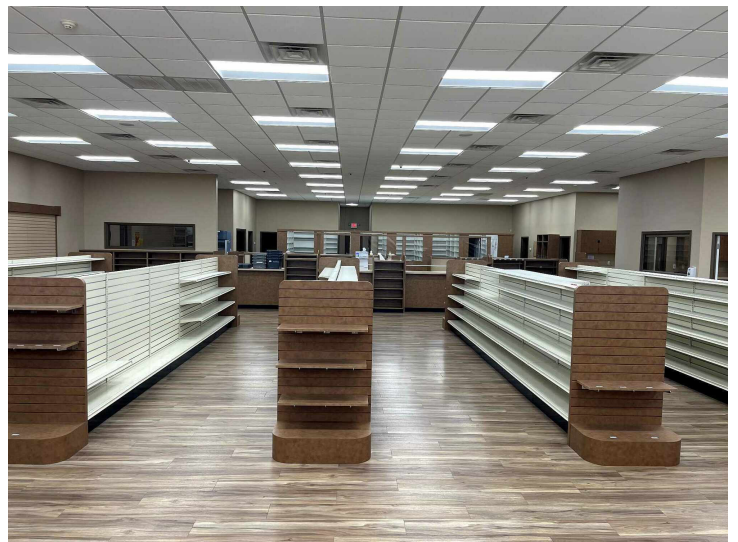
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# INTERIOR PHOTOS

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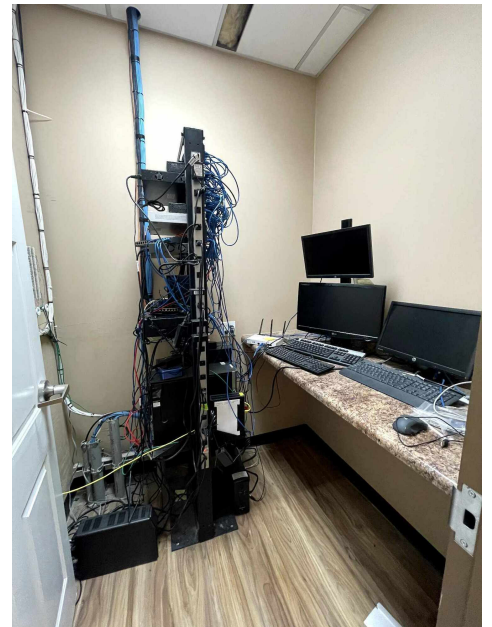
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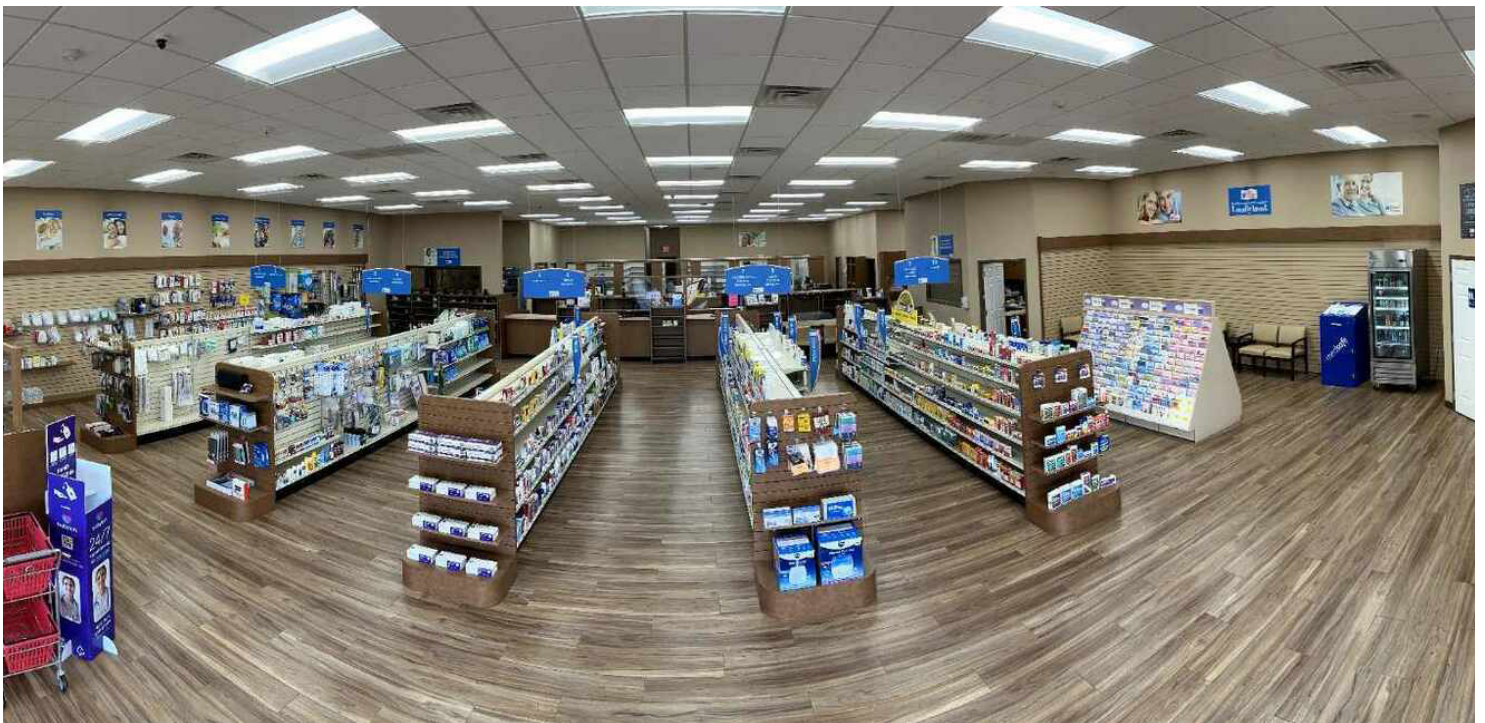
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