



# MEDICAL/OFFICE BUILDING

808 E WAKEFIELD AVE, SIKESTON, MO 63801

FOR SALE

Presented By:

MATT HUBER

573.334.5200

[mhuber@lorimont.com](mailto:mhuber@lorimont.com)

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Great investment opportunity in a high-visibility Sikeston location just south of the Missouri Delta Medical Center. This well-positioned commercial building features multiple rentable spaces, with 2 of 6 units currently leased — producing income now and offering immediate upside in the remaining suites. Space is versatile and ideal for medical, office, retail, or professional services. While some of the vacant units need cosmetic updates, the solid structure, excellent location, and strong tenant demand make this property ideal for investors or owner-users looking to add value. Motivated Seller, all offers will be considered.

DEMOGRAPHICS	10 MILES	25 MILES	50 MILES
Total Households	10,310	41,613	141,939
Total Population	25,193	102,302	346,386
Average HH Income	\$78,254	\$71,344	\$77,945

### PROPERTY HIGHLIGHTS

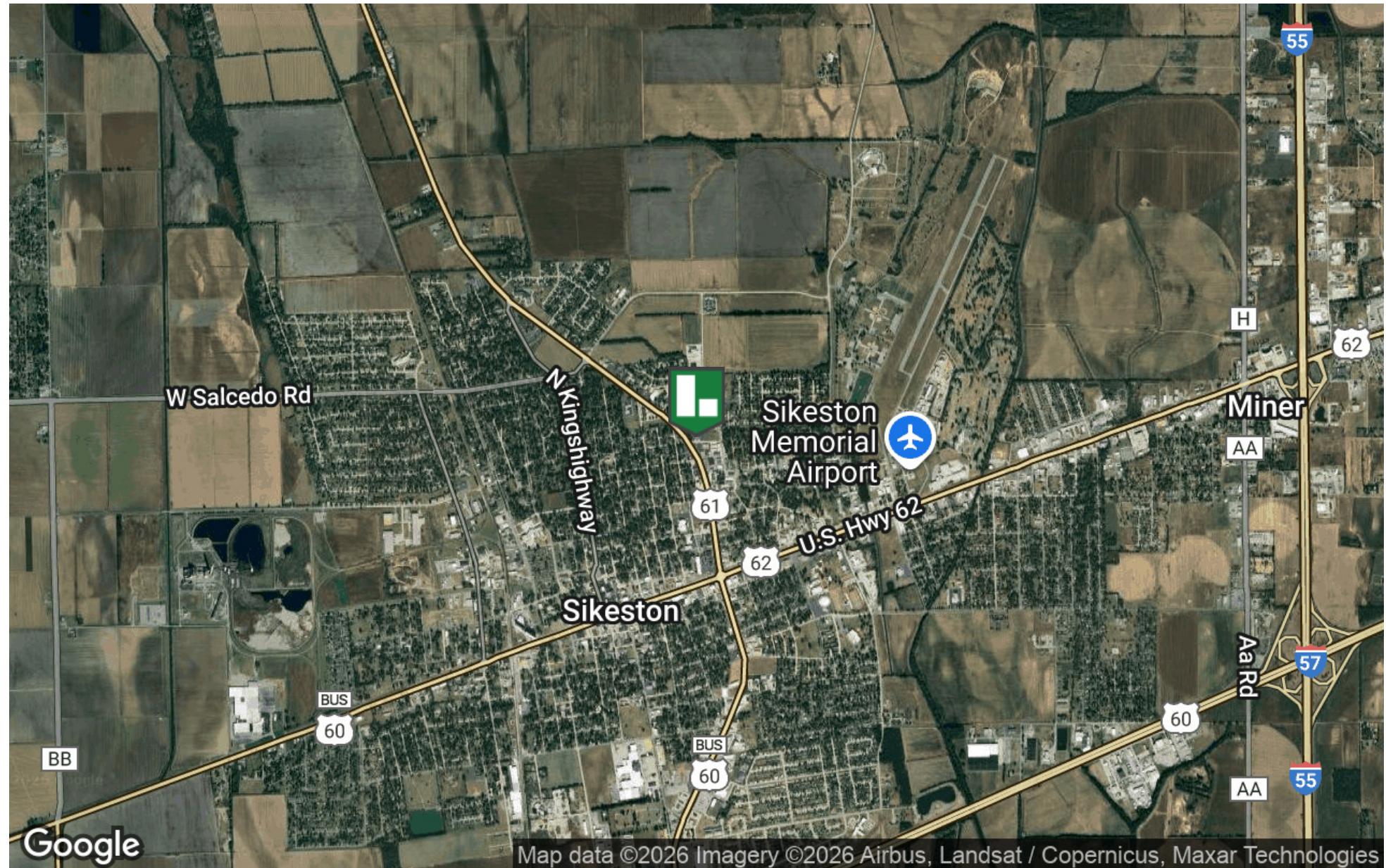
- Existing Cash Flow
- Flexible Space
- Excellent Visibility & Accessibility
- Over 11,000 sq. ft. total of space with multiple individual suites
- Value-Add Opportunity
- Ample customer parking and easy ingress/egress

### OFFERING SUMMARY

Sale Price:	\$979,500
Number of Units:	6
Lot Size:	1.352 Acres
Building Size:	11,450 SF

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## LOCATION MAP



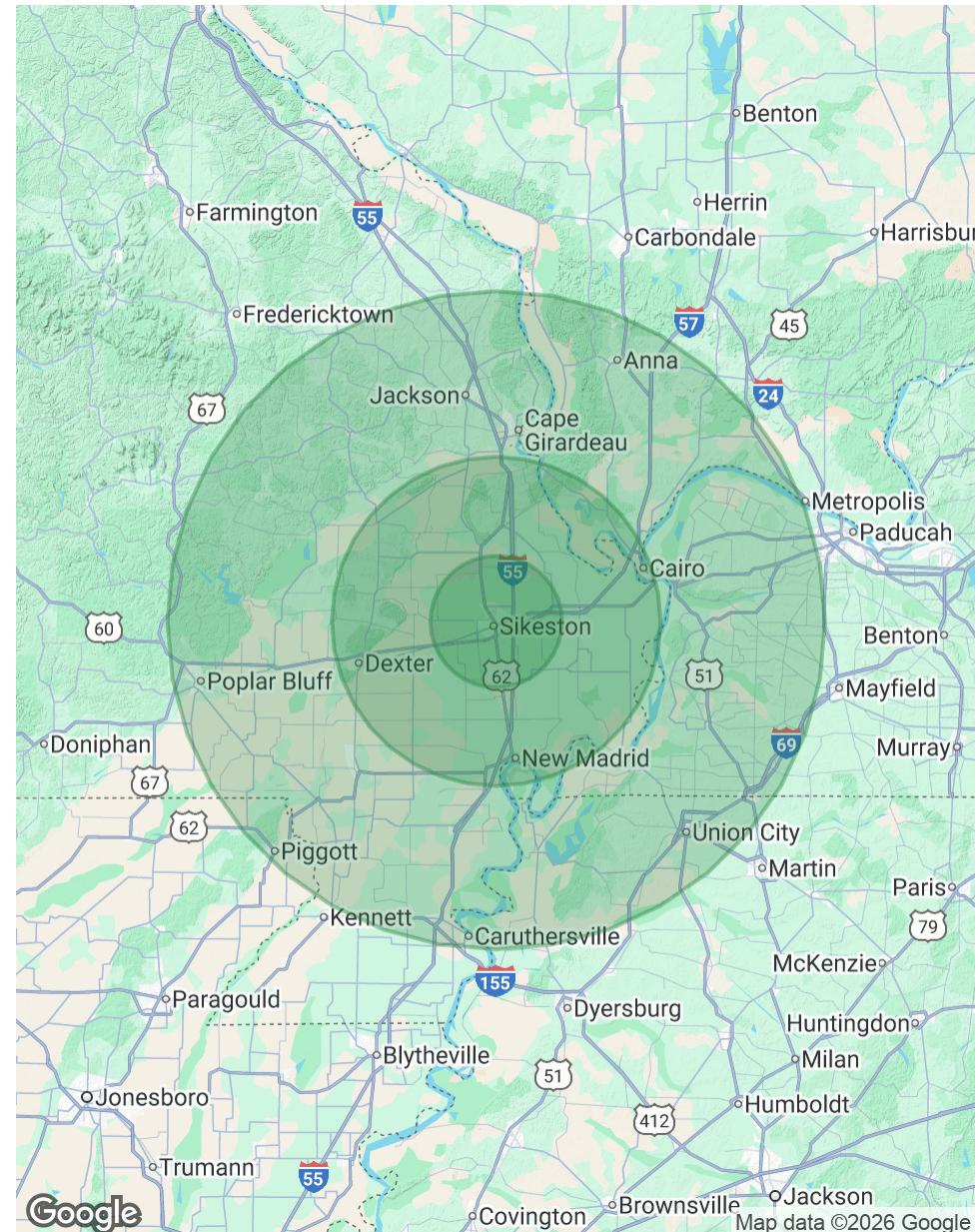
Presented By: MATT HUBER | [mhuber@lorimont.com](mailto:mhuber@lorimont.com)

## DEMOGRAPHICS MAP &amp; REPORT

POPULATION	10 MILES	25 MILES	50 MILES
Total Population	25,193	102,302	346,386
Average Age	41	41	42
Average Age (Male)	40	40	41
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	10,310	41,613	141,939
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$78,254	\$71,344	\$77,945
Average House Value	\$170,718	\$178,128	\$197,413

Demographics data derived from AlphaMap



Presented By: MATT HUBER | [mhuber@lorimont.com](mailto:mhuber@lorimont.com)

## RETAILER MAP



Presented By: **MATT HUBER** | [mhuber@lorimont.com](mailto:mhuber@lorimont.com)



**MATT HUBER**

Commercial REALTOR®

[mhuber@lorimont.com](mailto:mhuber@lorimont.com)

Direct: **573.334.5200** | Cell: **573.510.3993**

MO #2023031239

**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**

276 S. Mount Auburn Rd <https://www.lorimont.com/>

Cape Girardeau, MO 63703

573.334.5200

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