



317 S KINGSHIGHWAY

PERRYVILLE, MO 63775

FOR SALE

Presented By:

MATT HUBER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This unique offering includes two warehouse/shop buildings totaling approximately 4,770 square feet, along with an adjacent parcel featuring a residential rental home with an established long-term tenant, providing immediate supplemental income. The primary building consists of approximately 3,890 square feet and is constructed of durable concrete block. Originally built in the 1930s, the structure has undergone periodic updates and is in average condition, offering a solid foundation for continued use or value-add improvements. The space is well-suited for shop, storage, or light industrial operations and features multiple overhead doors for efficient access and workflow. The secondary building includes approximately 880 square feet, constructed with a wood frame and currently uninsulated—ideal for additional storage or flexible auxiliary use.

The combination of functional industrial space and residential income creates a versatile investment opportunity for both owner-users and investors.

PROPERTY HIGHLIGHTS

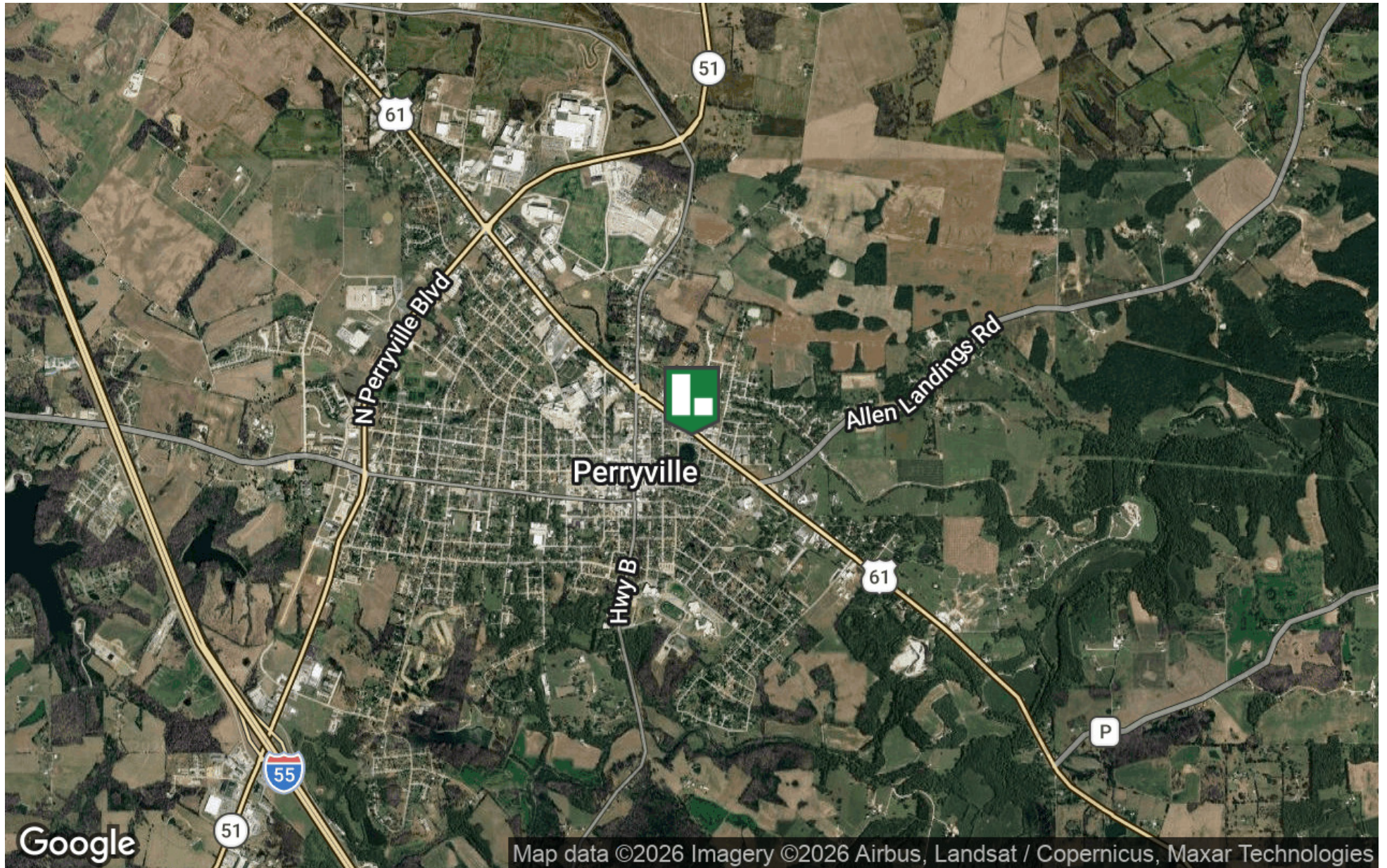
- High-visibility location on South Kingshighway with strong traffic exposure
- Total building area: 4,770 SF across two structures
- Primary building (3,890 SF) – concrete block construction with multiple overhead doors
- Secondary building (880 SF) – additional storage or workspace
- Value-add potential through updates or repositioning
- Adjacent parcel included with income-producing residential rental
- Diversified income stream (Industrial + residential)
- Ideal for owner-user, contractor, or investor
- Easy access to I-55 and regional trade areas
- Flexible layout suitable for a variety of commercial or light industrial uses

OFFERING SUMMARY

Sale Price:	\$339,000
Lot Size:	0.43 Acres

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LOCATION MAP



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ADDITIONAL PHOTOS



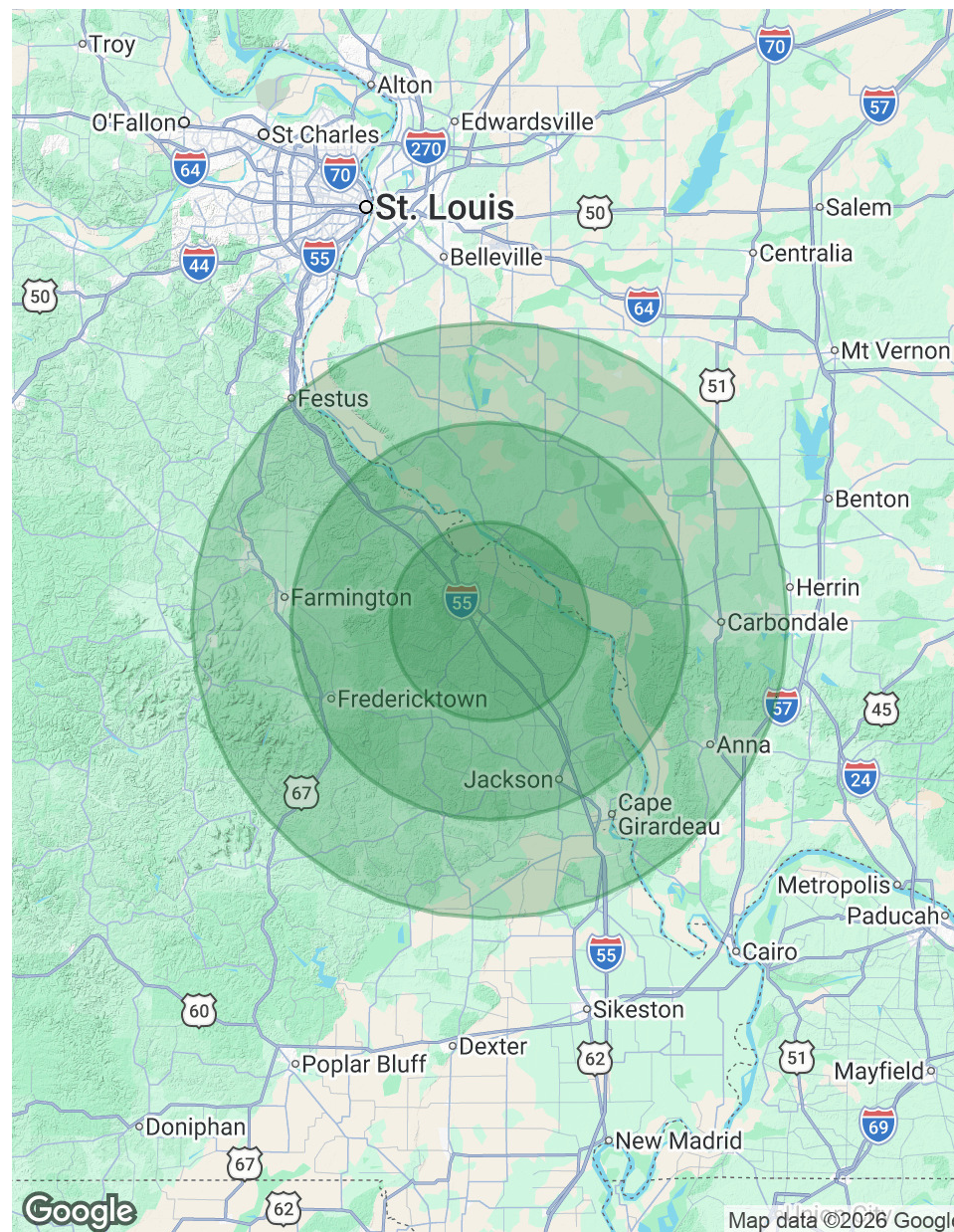
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DEMOGRAPHICS MAP & REPORT

POPULATION	15 MILES	30 MILES	45 MILES
Total Population	28,946	132,272	410,110
Average Age	43.1	41.4	40.8
Average Age (Male)	41.8	40.7	39.9
Average Age (Female)	44.1	42.1	42.0

HOUSEHOLDS & INCOME	15 MILES	30 MILES	45 MILES
Total Households	10,850	50,589	162,666
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$84,080	\$85,238	\$80,536
Average House Value	\$187,541	\$202,389	\$188,908

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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