



MEDICAL/OFFICE BUILDING

808 E WAKEFIELD AVE, SIKESTON, MO 63801

FOR SALE

Presented By:

MATT HUBER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity with this 9,398 SF property featuring 7 units, built in 1988 in the coveted Sikeston area. With prime visibility from the main street, this versatile space offers a unique drive-thru infrastructure, catering to a range of business possibilities including restaurant, medical, office, or pharmacy use. Ideal for office space investors, the property's strategic location presents a compelling prospect for establishing a thriving commercial presence. Don't miss the chance to capitalize on this well-appointed property and take advantage of its exceptional features for your next office or office building investment.

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

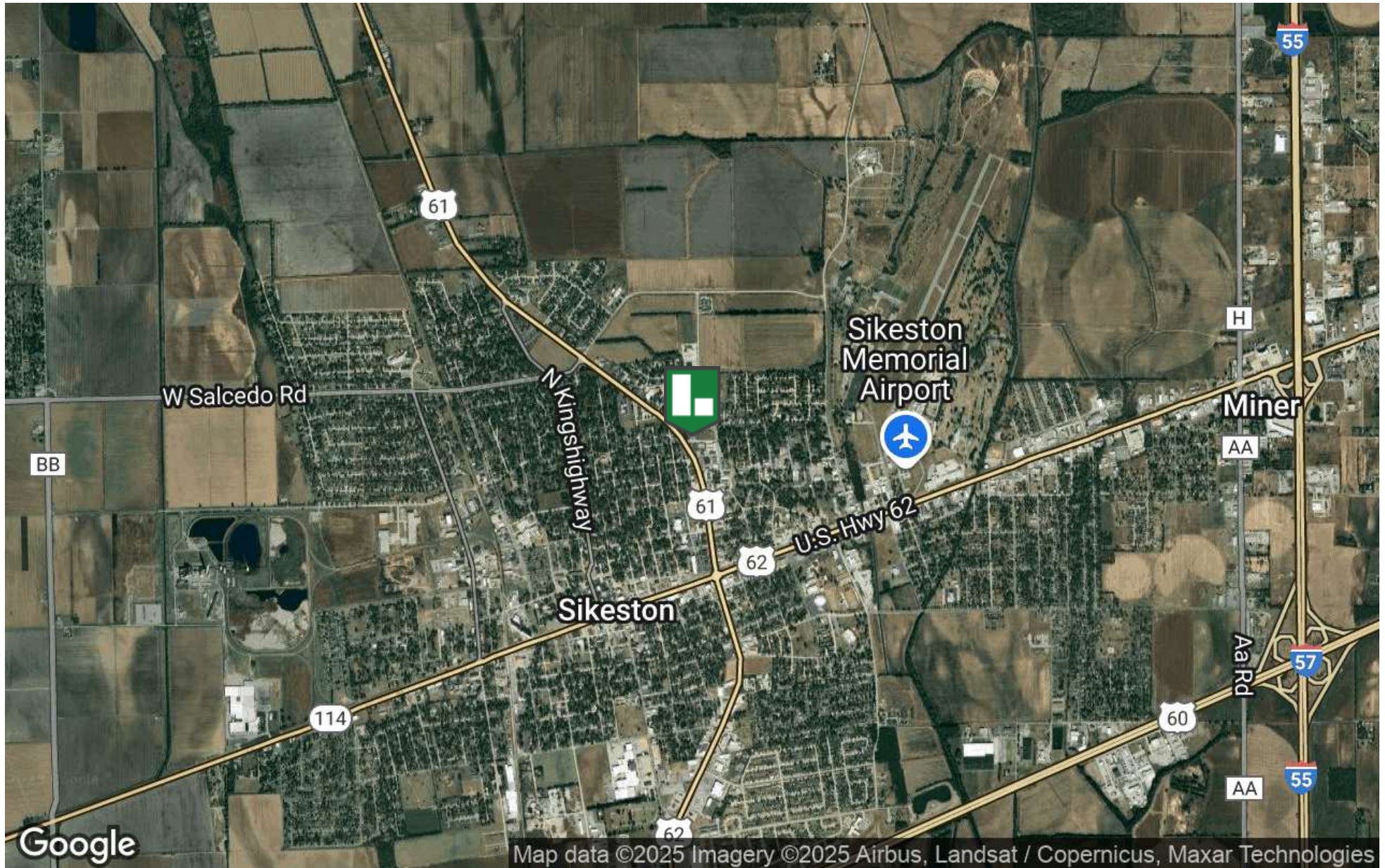
- Prime visibility from main street
- Drive-thru infrastructure in place
- Versatile for restaurant, medical, or office use
- Potential for pharmacy setup
- 9,398 SF building with 7 units
- Street signs included

OFFERING SUMMARY

Sale Price:	\$999,900
Number of Units:	7
Lot Size:	1.352 Acres
Building Size:	11,450 SF

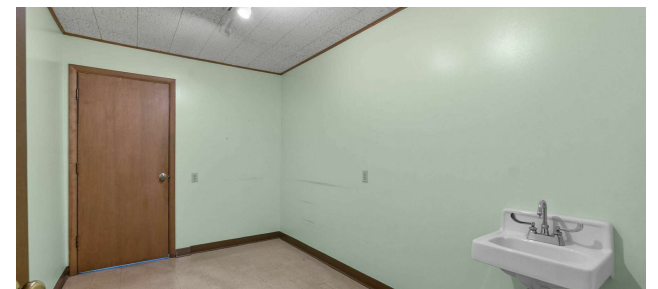
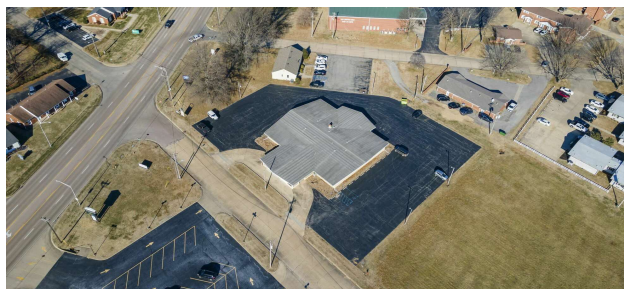
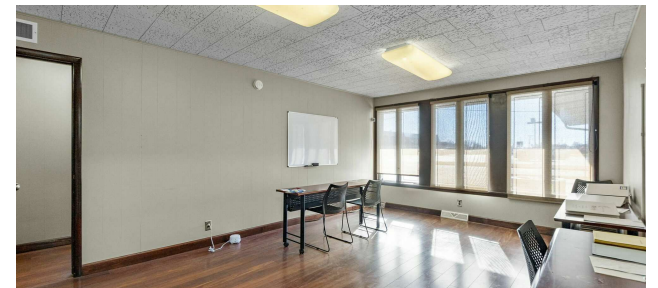
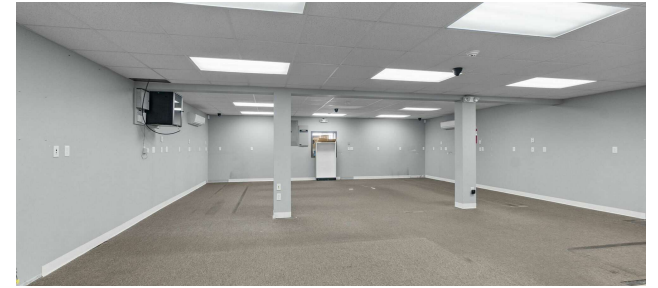
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LOCATION MAP



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



TOTAL: 11450 sq. ft



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RETAILER MAP



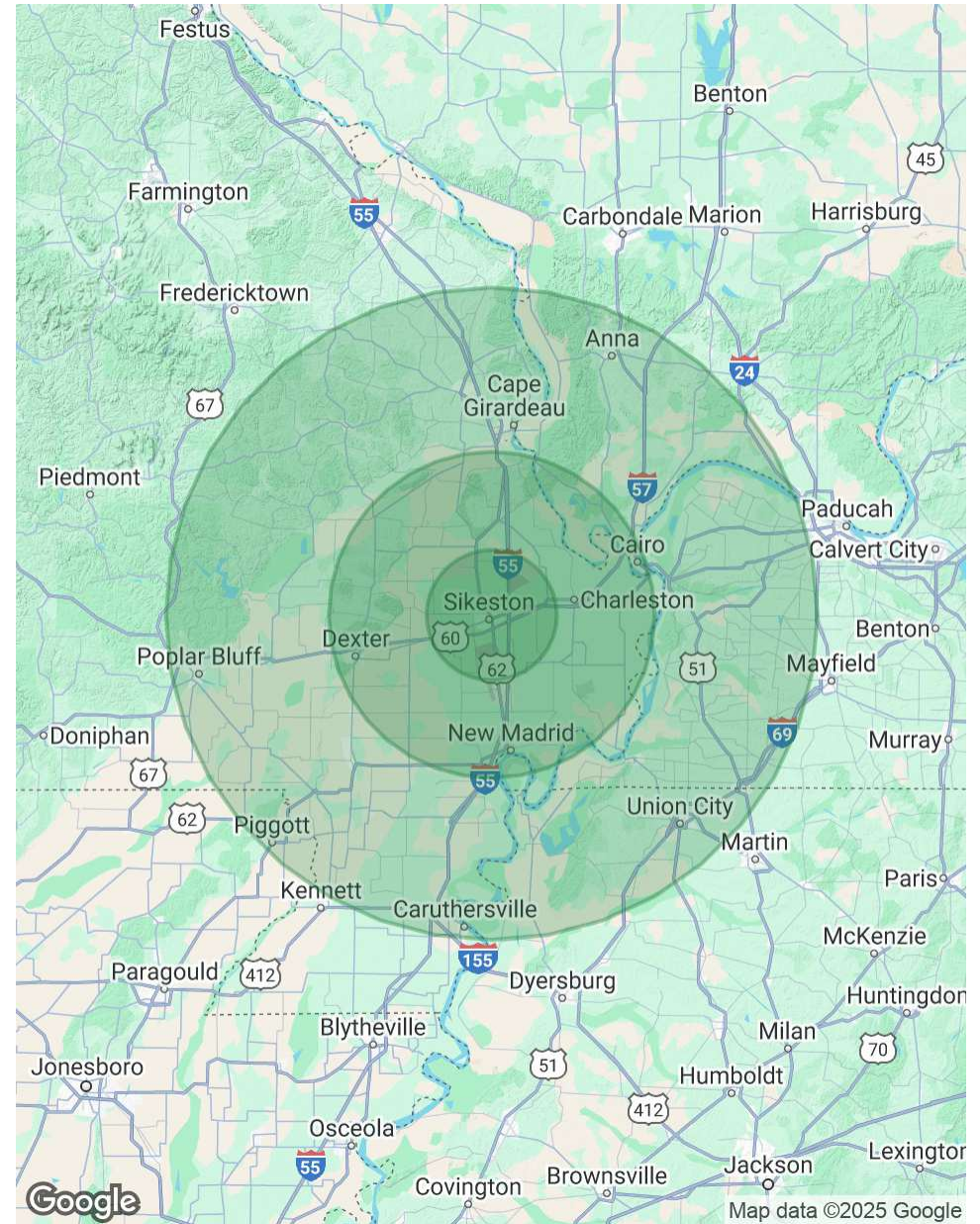
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DEMOGRAPHICS MAP & REPORT

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



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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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