

Property lines are approximate  
**LORIMONT**  
COMMERCIAL REAL ESTATE

3235 E JACKSON BLVD

JACKSON, MO 63755  
**CAR WASH**

FOR SALE

Presented By:

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Introducing a prime commercial opportunity at 3235 E Jackson Blvd, Jackson, MO. This property is 2.97 acres brimming with potential for a restaurant operator or strip center developer. Zoned C-2, this tract offers much versatility for a variety of business uses. Adjacent to Walmart, Murphy Gas, AT&T, Jimmy John's and across from US Bank and Jackson Dental, this is a location right in the heart of expanding Jackson, MO. Don't miss the chance to secure a piece of prime ground!

## PROPERTY HIGHLIGHTS

- 2.97 acres
- High traffic and visibility
- Zoned C-2
- Priced at \$679,900!

## OFFERING SUMMARY

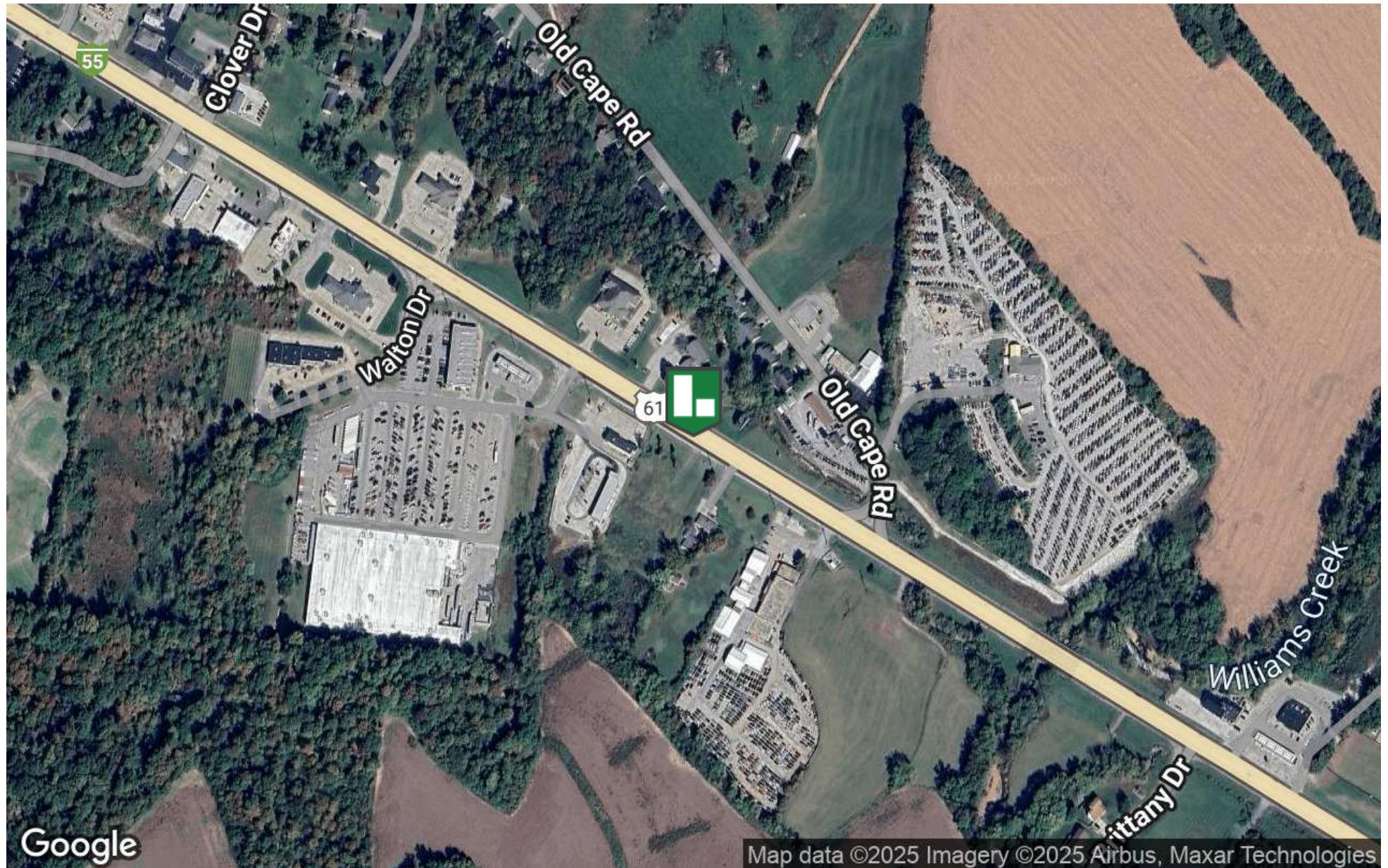
Sale Price:	\$679,900
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Lot Size:	2.97 Acres
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	107	413
Total Population	99	260	997
Average HH Income	\$113,405	\$112,282	\$112,585

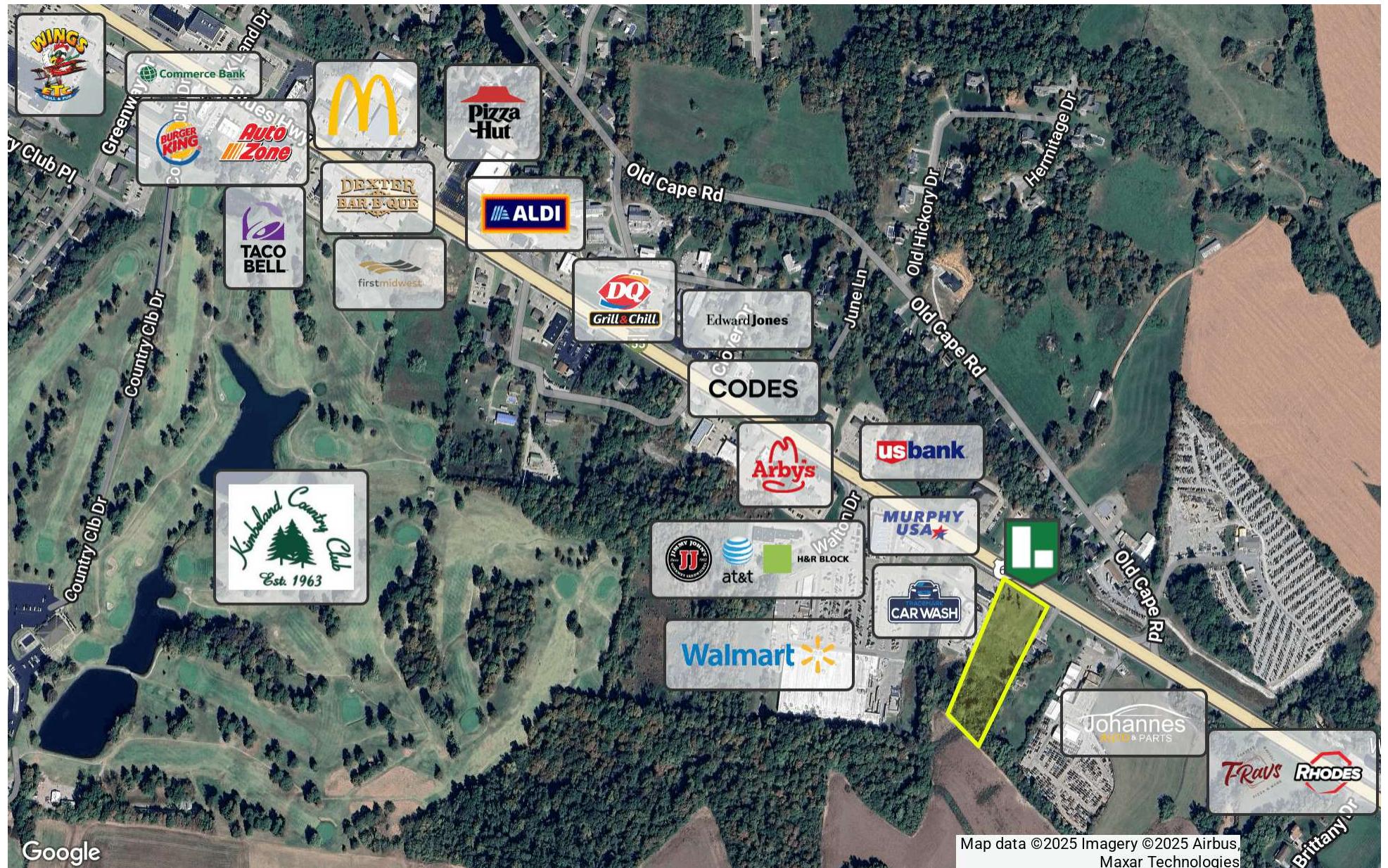
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## LOCATION MAP



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## RETAILER MAP



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## ADDITIONAL PHOTOS



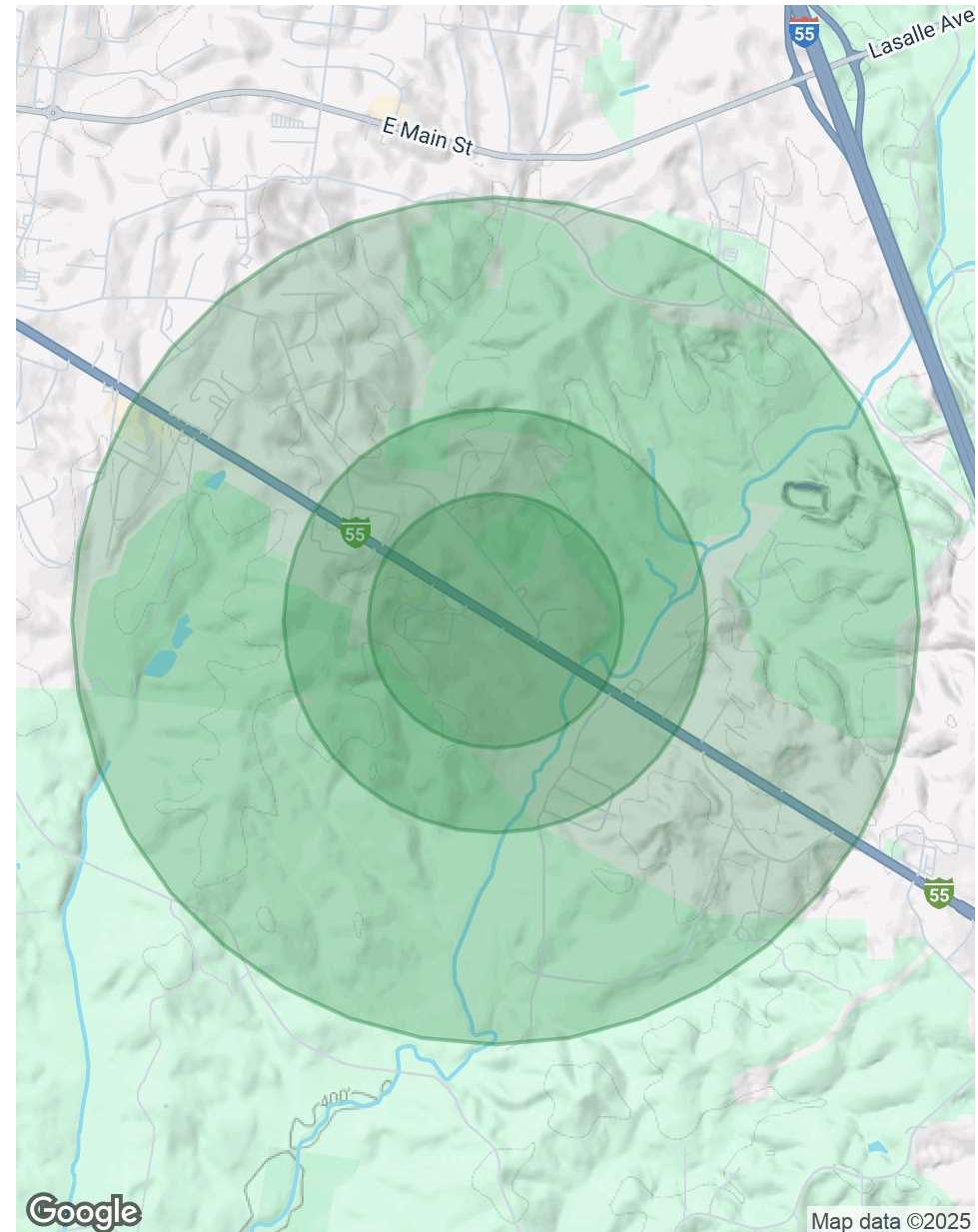
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## DEMOGRAPHICS MAP &amp; REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	99	260	997
Average Age	46	46	46
Average Age (Male)	43	43	43
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	107	413
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$113,405	\$112,282	\$112,585
Average House Value	\$380,368	\$373,595	\$375,423

Demographics data derived from AlphaMap



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