

MIXED USE FOR SALE

HISTORIC BUILDING FOR SALE

201 WEST COMMERCIAL STREET, LEBANON, MO 65536



FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

201 WEST COMMERCIAL STREET



OFFERING SUMMARY

PRICE:	\$1,099,000
BUILDING SF:	10,572
PRICE / SF:	\$103.95
YEAR BUILT:	1948

Property Overview

****Step into the Historic Joe Knight Building in Lebanon, MO - A Landmark Ready for Your Vision!****

Discover the rich history and unique charm of the Joe Knight Building, a true Lebanon landmark that has stood the test of time. Nestled in the heart of downtown, this building has been a central figure in the community's past, blending architectural character with modern functionality. Featuring expansive interiors filled with natural light and high ceilings, the Joe Knight Building offers versatile spaces ideal for retail, office, or mixed-use ventures.

The main level features a fully functional restaurant. The basement level once housed county offices and the local barber. Floors 2 and 3 have served as professional offices for physicians. This building ready to be transitioned into a boutique hotel, office complex, or whatever one can envision.

The building features the Streamline Moderne style with the original glass blocks that were iconic during the art deco era.

PROPERTY HIGHLIGHTS

- 10,572sf
- 4 Levels including basement
- Full Restaurant on Main Level
- Meeting/Event Space on Second Level
- Built 194
- 2024 Taxes: \$4,409.45

PROPERTY PHOTOS

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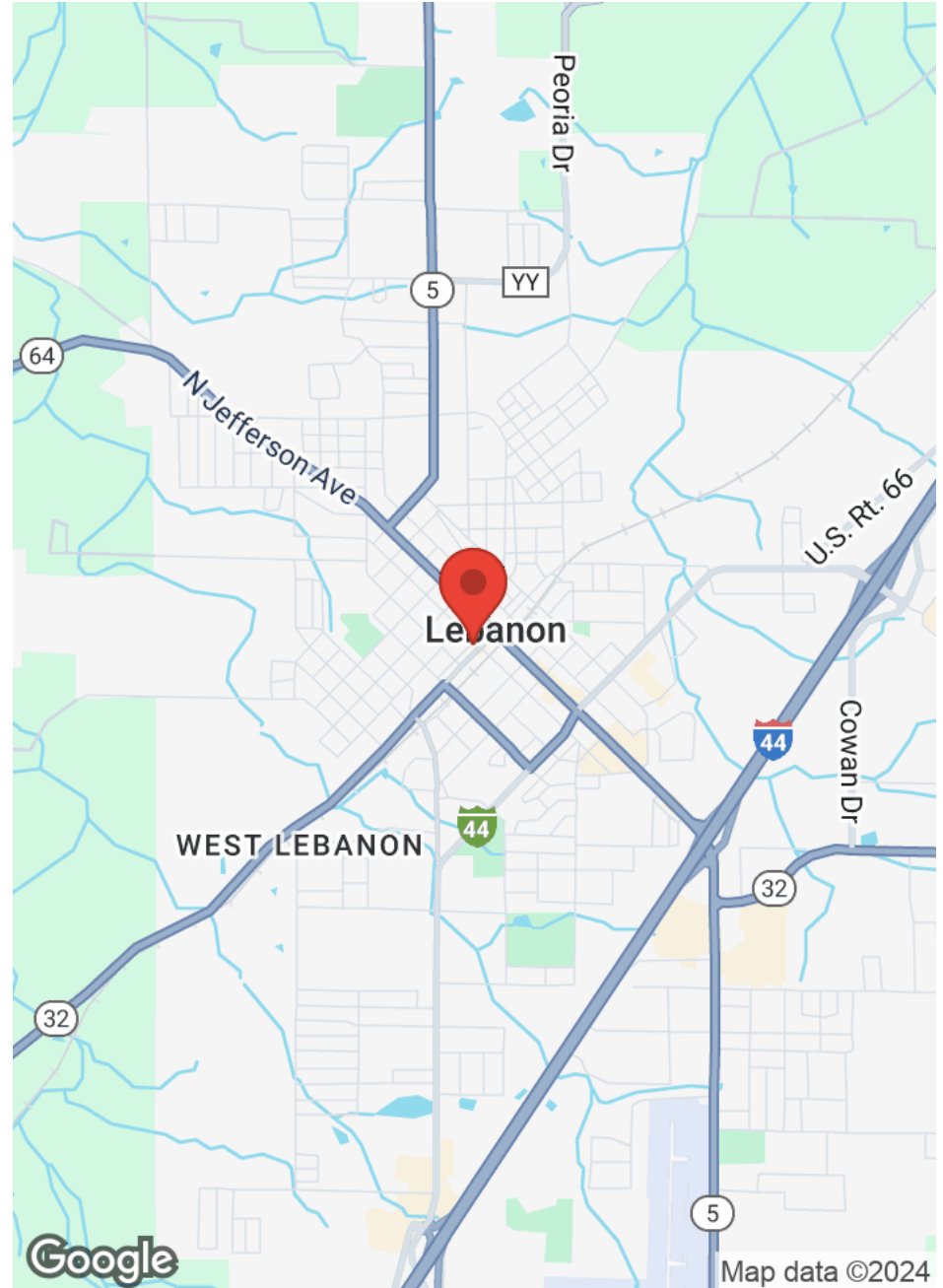
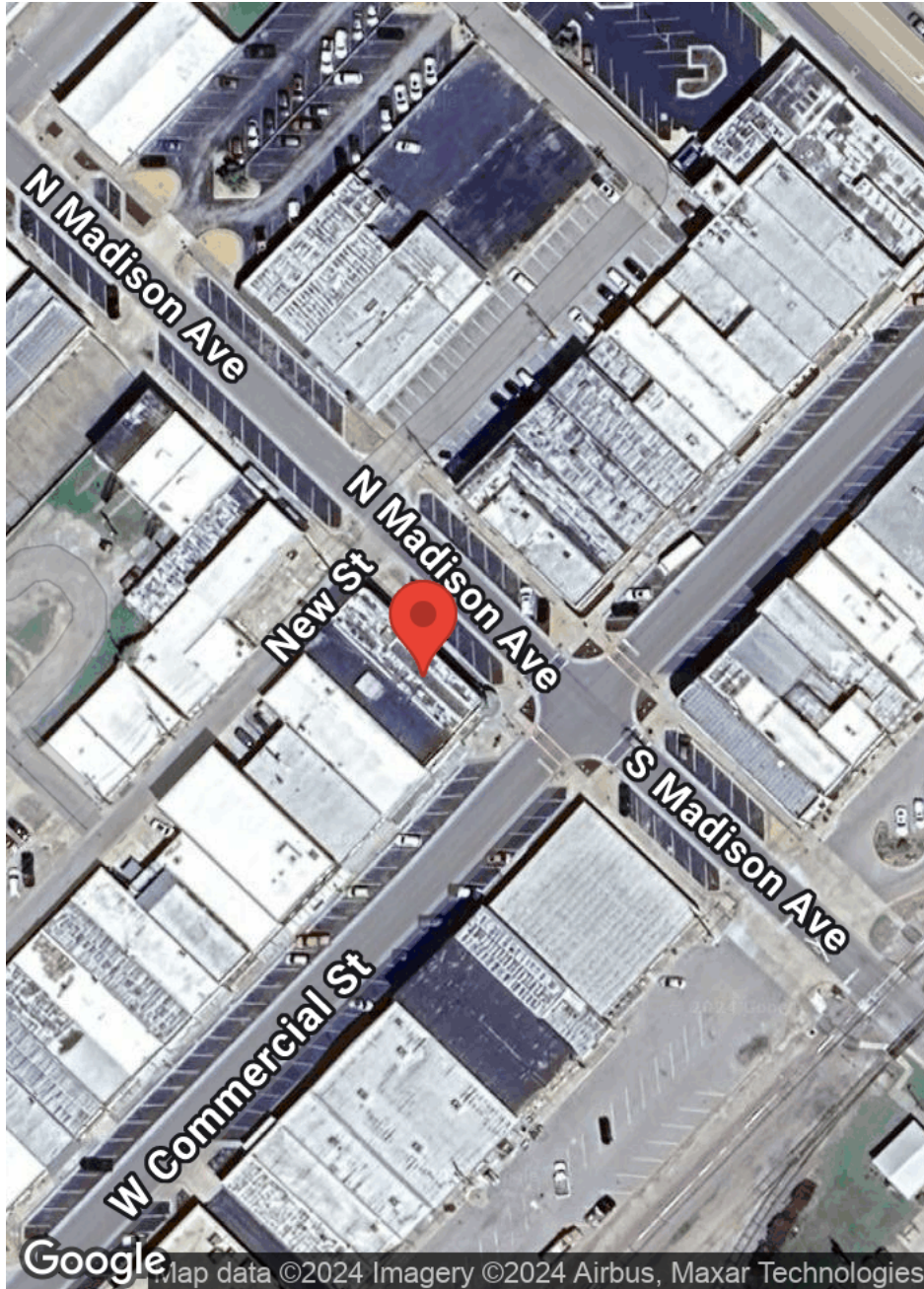
EXTERIOR

201 WEST COMMERCIAL STREET



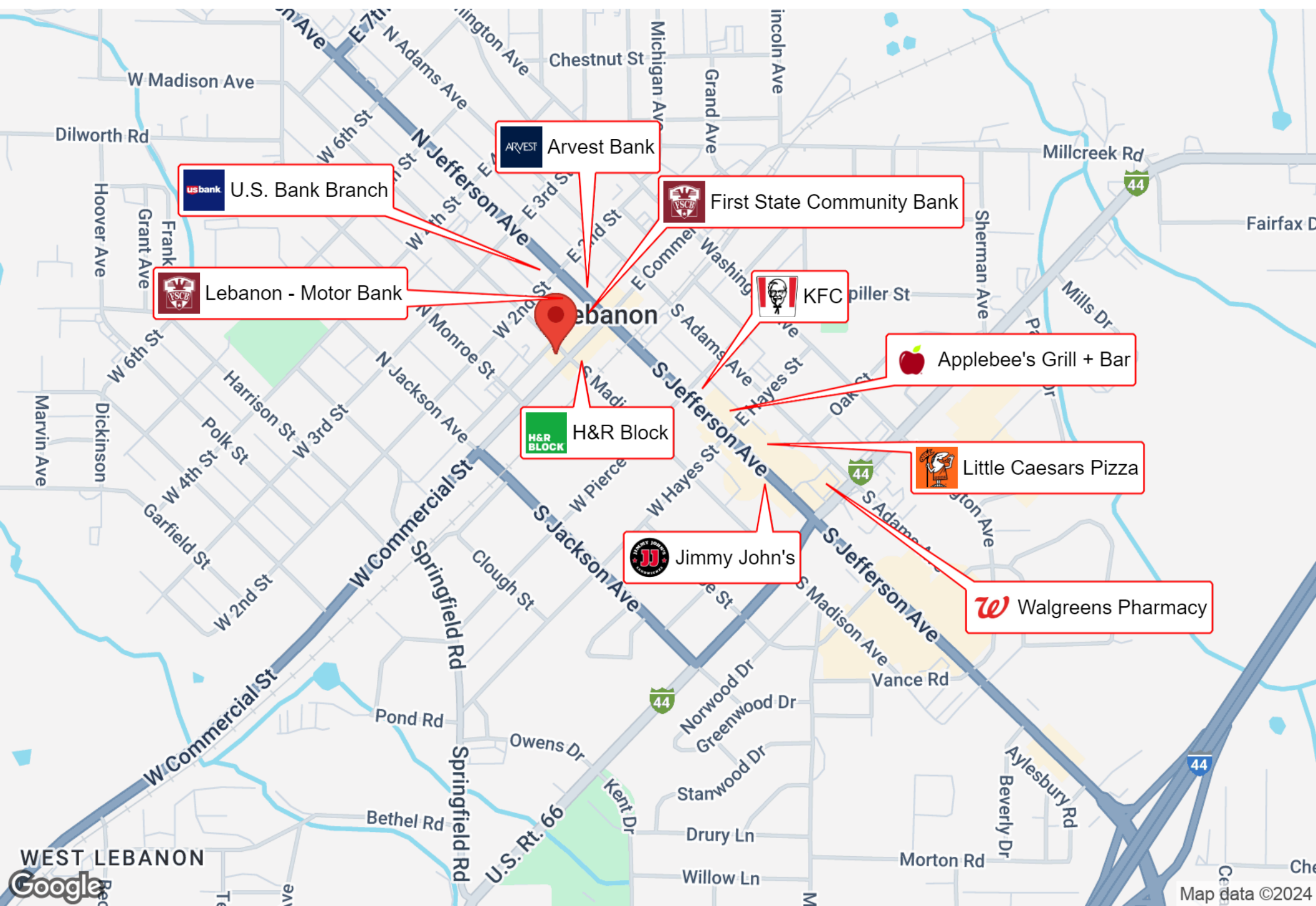
LOCATION MAPS


201 WEST COMMERCIAL STREET



BUSINESS MAP


201 WEST COMMERCIAL STREET




 U.S. Bank Branch


 Arvest Bank

 First State Community Bank

 Lebanon - Motor Bank


 KFC

 Applebee's Grill + Bar

 H&R Block

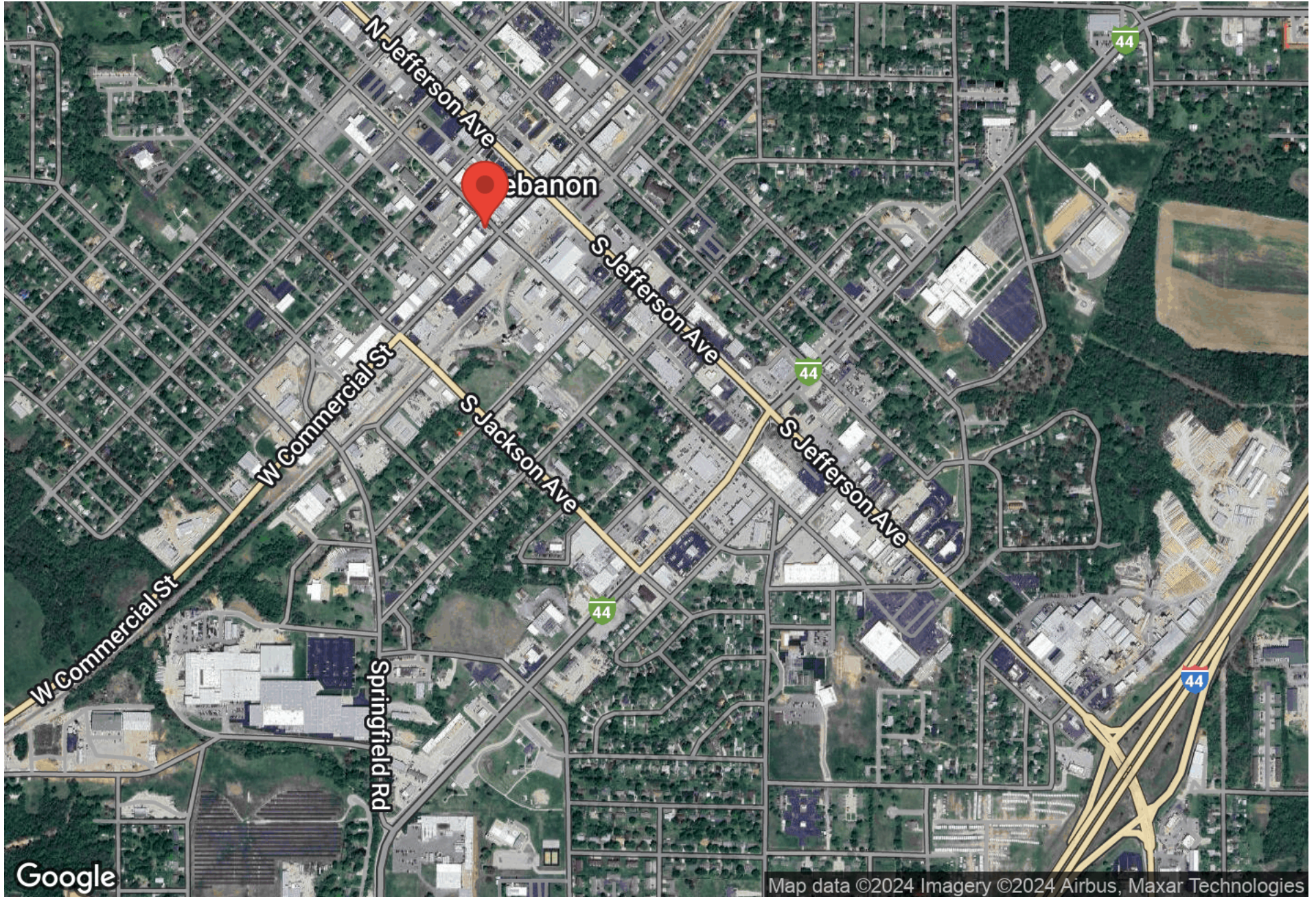
 Little Caesars Pizza

 Jimmy John's

 Walgreens Pharmacy

REGIONAL MAP

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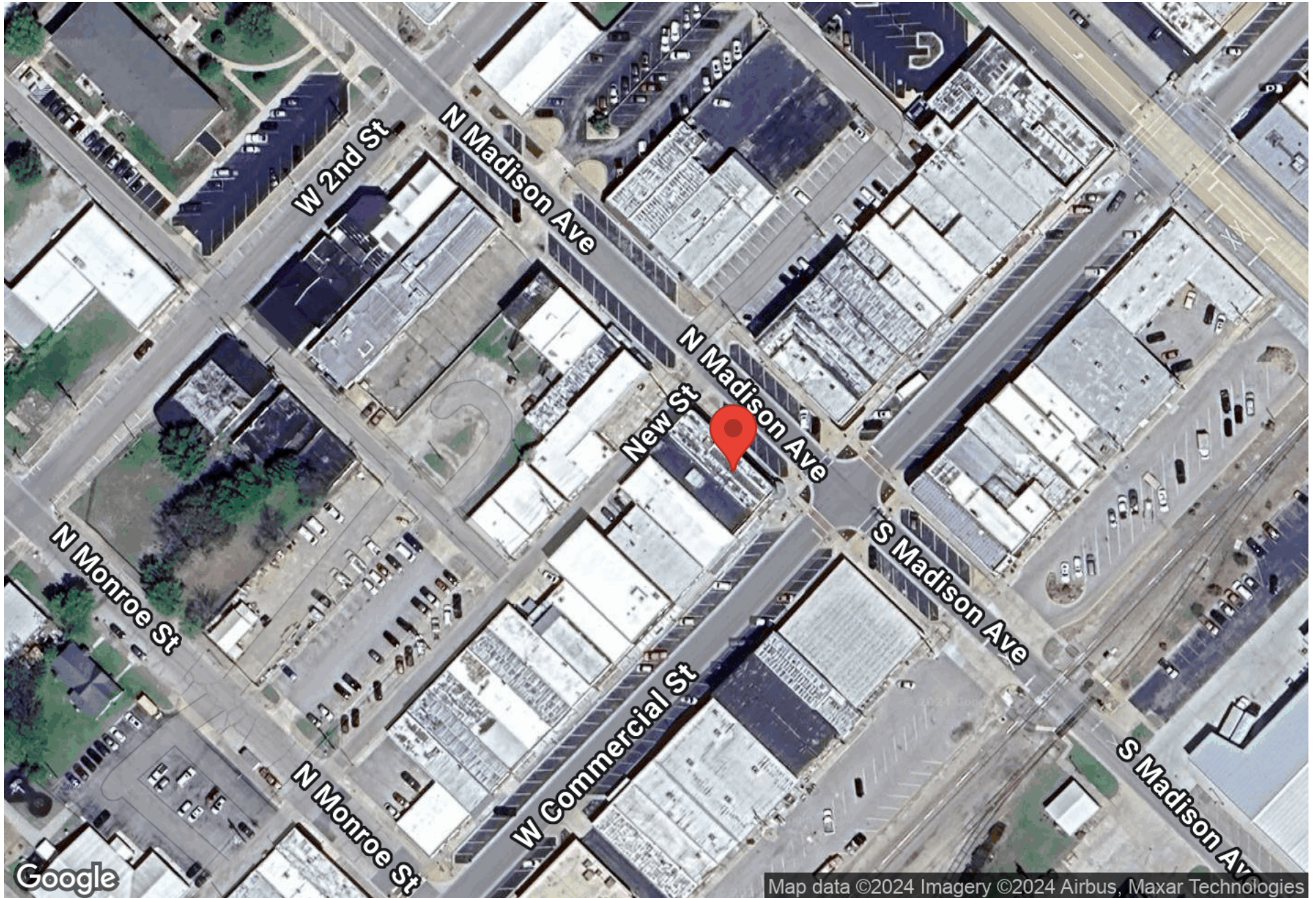


Google

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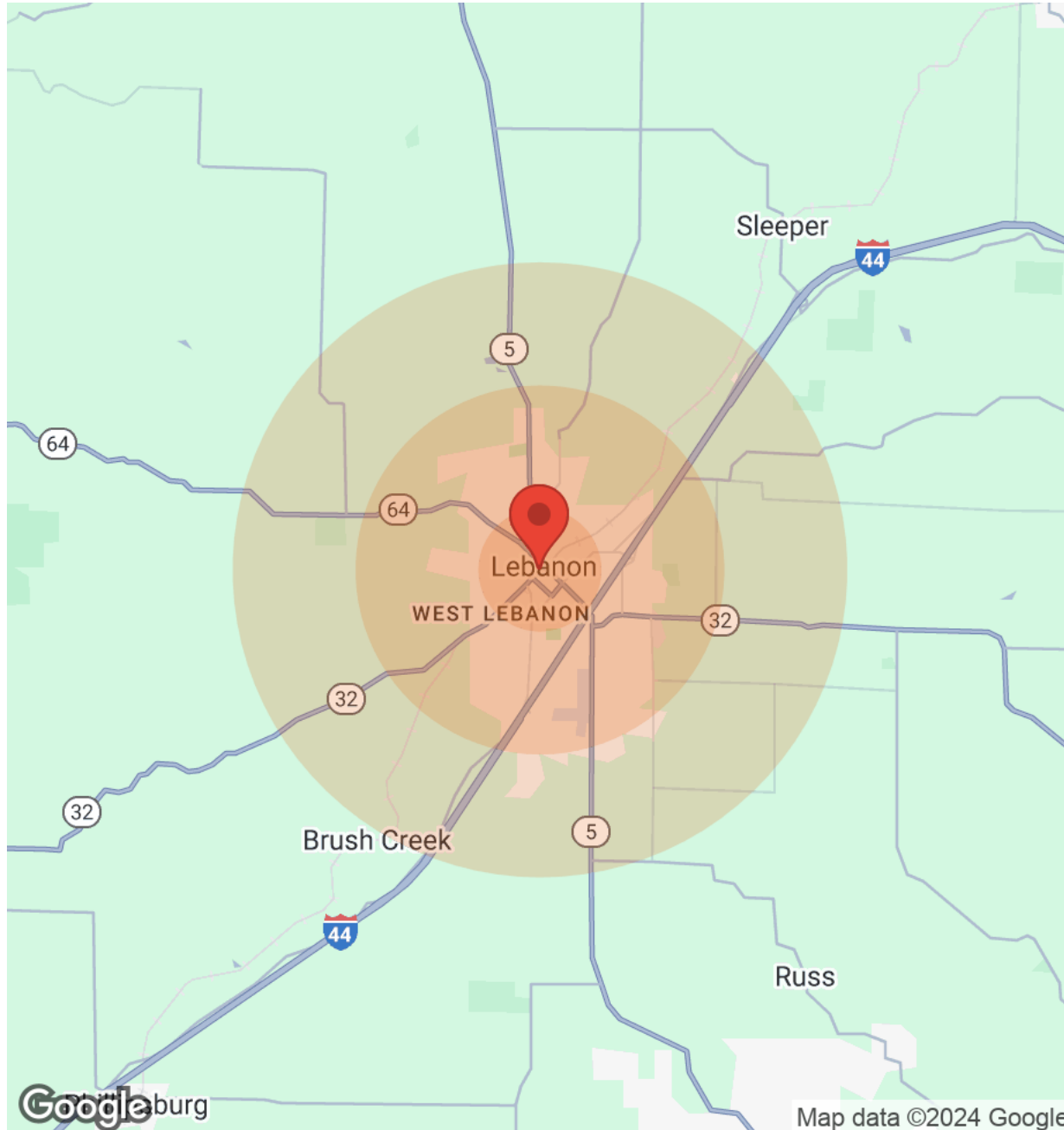
AERIAL MAP

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DEMOGRAPHICS

201 WEST COMMERCIAL STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,031	7,325	11,037
Female	1,086	7,919	11,724
Total Population	2,117	15,244	22,761

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	393	3,467	4,984
Ages 15-24	237	2,104	3,114
Ages 25-54	961	5,959	8,765
Ages 55-64	228	1,602	2,541
Ages 65+	298	2,112	3,357

Race	1 Mile	3 Miles	5 Miles
White	2,039	14,849	22,288
Black	N/A	74	88
Am In/AK Nat	8	15	18
Hawaiian	N/A	N/A	N/A
Hispanic	44	223	249
Multi-Racial	134	568	690

Income	1 Mile	3 Miles	5 Miles
Median	\$20,637	\$33,978	\$35,724
< \$15,000	381	1,403	1,796
\$15,000-\$24,999	234	1,023	1,335
\$25,000-\$34,999	158	1,016	1,373
\$35,000-\$49,999	95	1,094	1,460
\$50,000-\$74,999	115	1,051	1,836
\$75,000-\$99,999	13	405	674
\$100,000-\$149,999	N/A	243	456
\$150,000-\$199,999	N/A	70	163
> \$200,000	N/A	18	82

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,278	7,200	10,167
Occupied	1,096	6,400	9,162
Owner Occupied	364	3,408	5,612
Renter Occupied	732	2,992	3,550
Vacant	182	800	1,005

DISCLAIMER

201 WEST COMMERCIAL STREET



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