

1015 N KINGSHIGHWAY ST

CAPE GIRARDEAU, MO 63701

We have moved!
2118 William St.
across from KFC



FOR SALE

Presented By:

CHRIS COLE, JD, CCIM

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

2,238 SF restaurant space for sale in prime location on busy N. Kingshighway. Over 21,000 vehicle per day traffic count. Perfect location for a restaurant with 40+ off street parking spaces and great signage opportunity!

PROPERTY HIGHLIGHTS

- 2,238 SF building on 0.52 acre
- Currently a restaurant space with drive thru
- Remodeled in 2014
- Zoned C-2
- Convenient location in the Cape Girardeau area for high visibility
- Ample off-street parking

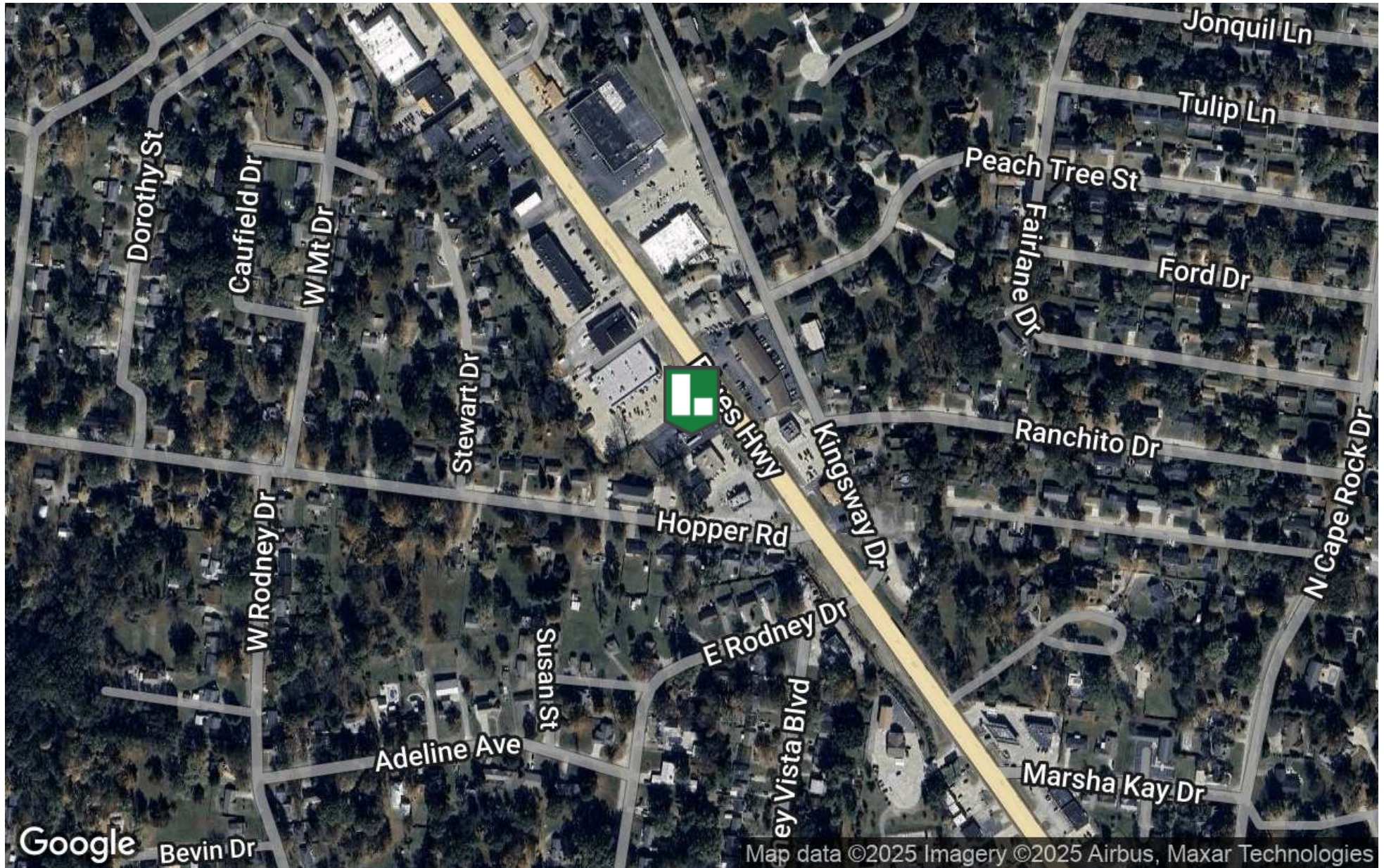
OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	22,622 SF
Building Size:	2,238 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,812	16,424	18,734
Total Population	8,711	40,040	45,863
Average HH Income	\$74,430	\$73,338	\$76,798

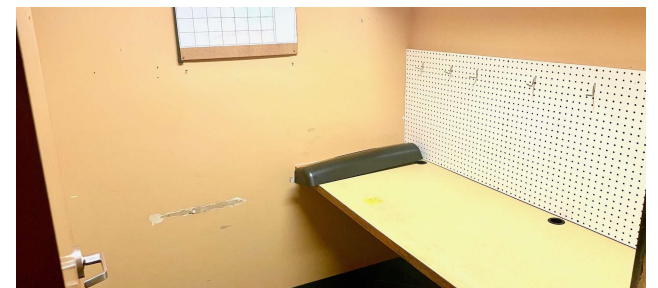
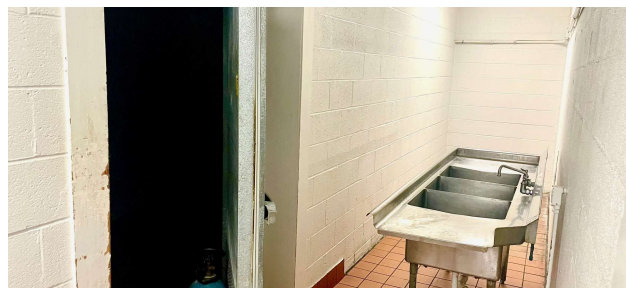
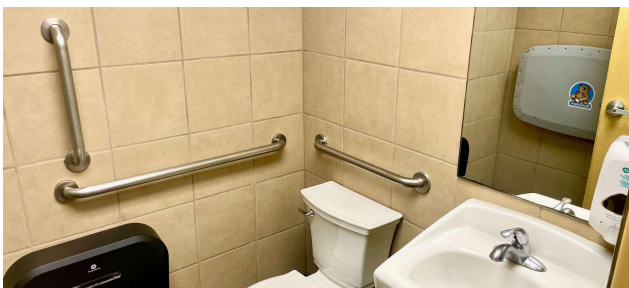
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LOCATION MAP



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ADDITIONAL PHOTOS



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AREA BUSINESS MAP



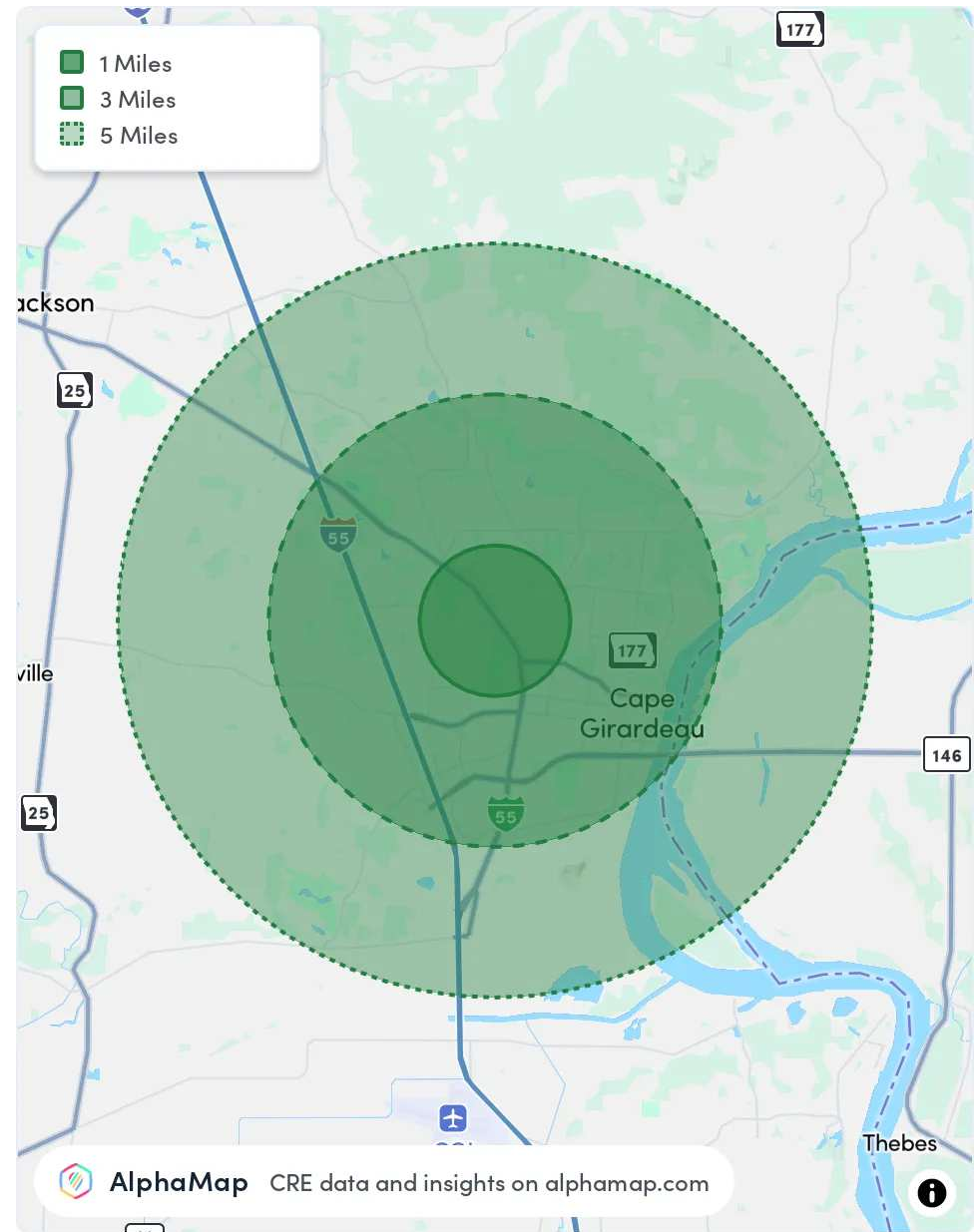
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,711	40,040	45,863
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	42	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,812	16,424	18,734
Persons per HH	2.3	2.4	2.4
Average HH Income	\$74,430	\$73,338	\$76,798
Average House Value	\$238,203	\$231,505	\$244,050
Per Capita Income	\$32,360	\$30,557	\$31,999

Map and demographics data derived from AlphaMap



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