



3,483 SF RESTAURANT BUILDING IN PRIME LOCATION

5 S KINGSHIGHWAY, CAPE GIRARDEAU, MO 63703

FOR SALE

Presented By:

TOM KELSEY

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tkelsey@lorimont.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for discriminating commercial buyers, this 3,483 SF building offers an array of enticing features. Situated on .80 acres of C2-zoned land, the property enjoys a highly visible, high-traffic location, adjacent to prominent retailers such as Walgreen's, Tractor Supply, and Schnucks Market. With the added convenience of great off-street paved parking and a drive-through window, this prime retail location in Cape Girardeau presents an ideal setting for retail and restaurant ventures to thrive.

PROPERTY HIGHLIGHTS

- Very High Traffic & Visibility Location
- Walgreen's, Tractor Supply & Schnucks Market Adjacent
- Great Off-Street Paved Parking
- Located on .80 Acres of Property
- Features Drive-Through Window
- Prime Retail Location in Cape Girardeau

OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	35,188 SF
Building Size:	3,483 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	539	3,520
Total Population	281	1,254	7,684
Average HH Income	\$83,179	\$72,499	\$65,616

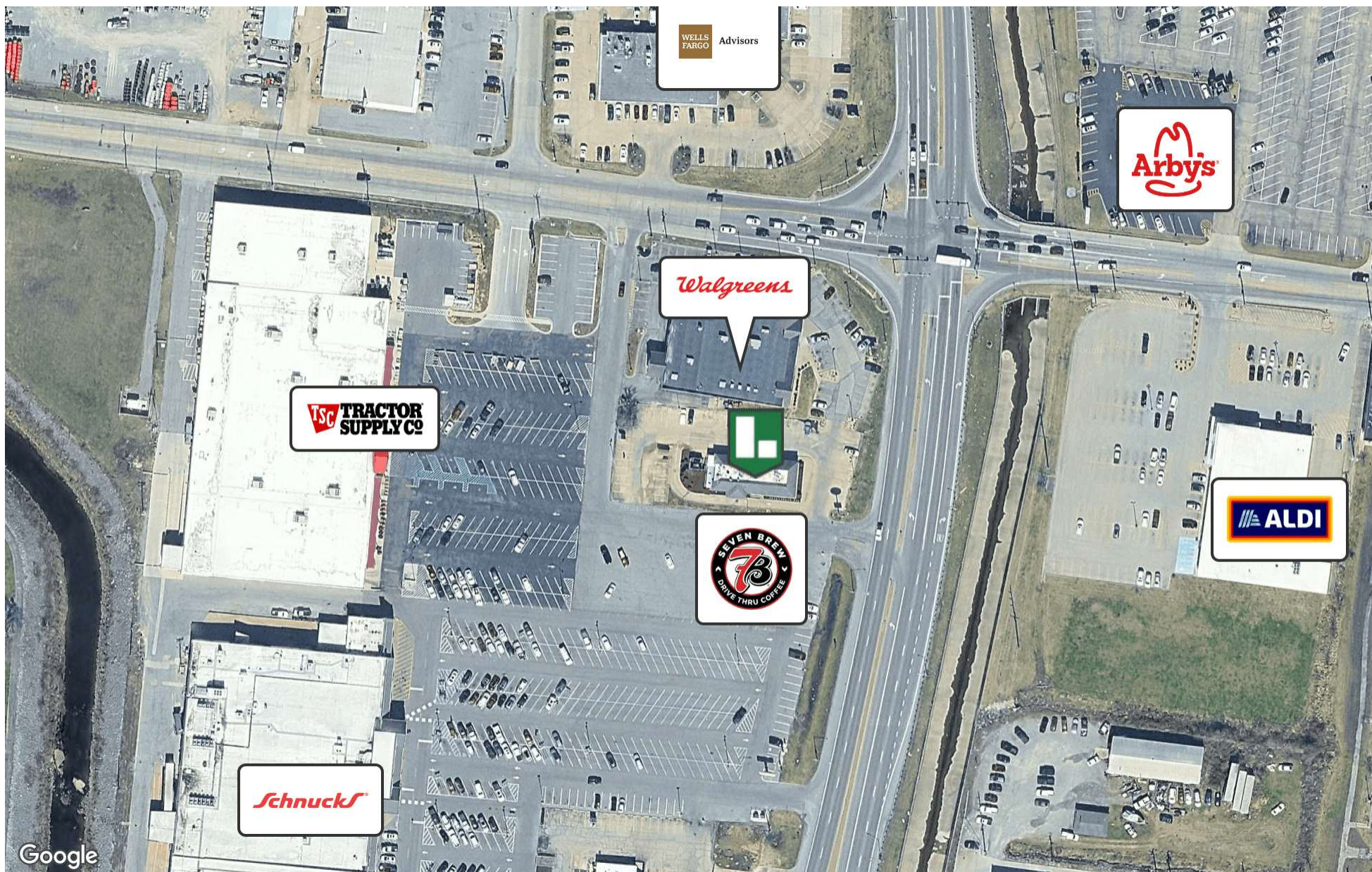
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ADDITIONAL PHOTOS



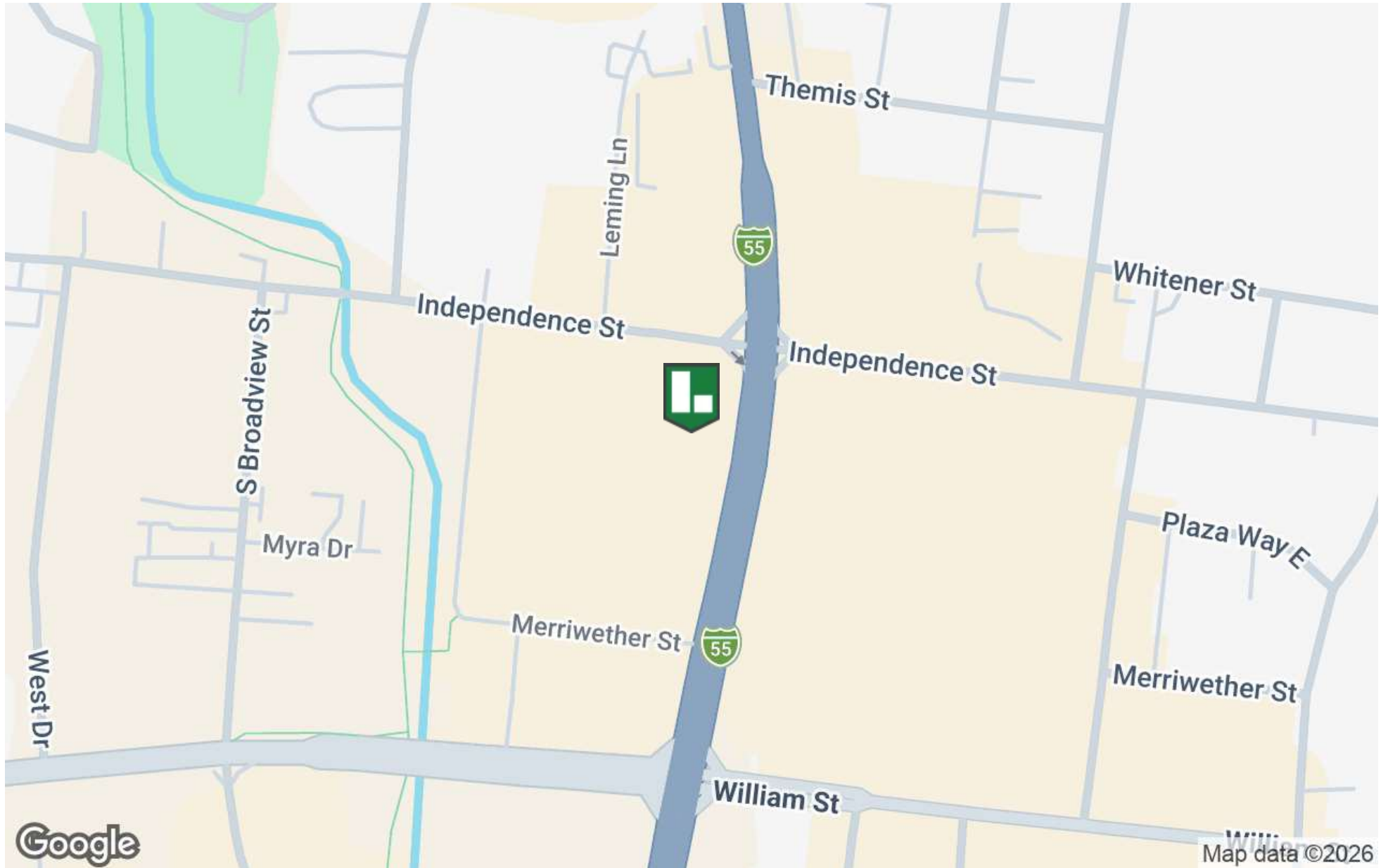
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RETAILER MAP



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LOCATION MAP



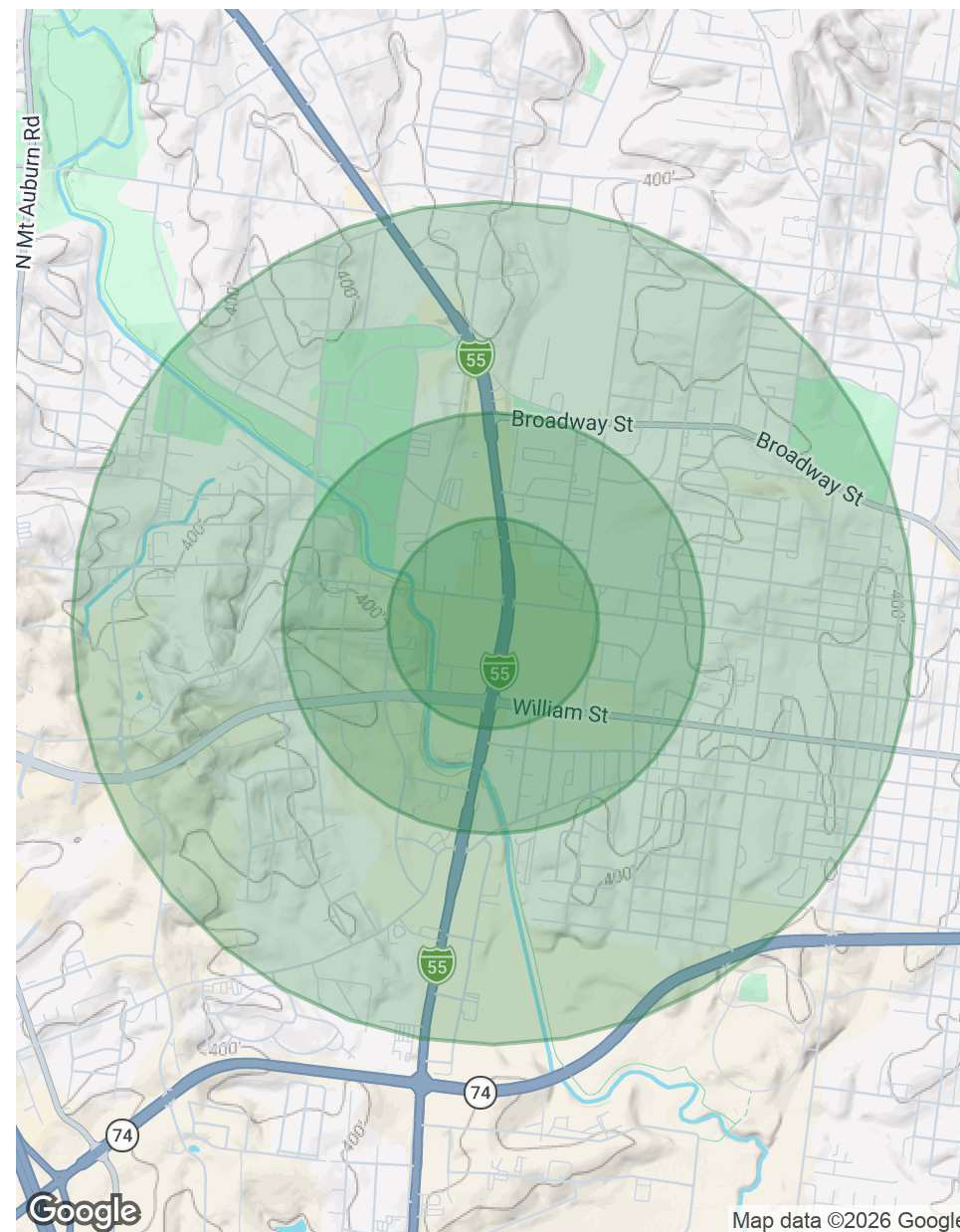
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DEMOGRAPHICS MAP & REPORT

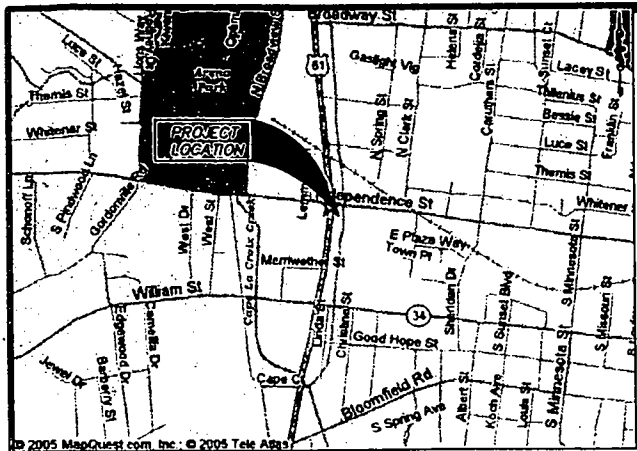
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	281	1,254	7,684
Average Age	41.1	38.0	35.3
Average Age (Male)	39.0	35.8	32.9
Average Age (Female)	42.8	39.8	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	539	3,520
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$83,179	\$72,499	\$65,616
Average House Value	\$188,043	\$179,575	\$174,869

2023 American Community Survey (ACS)



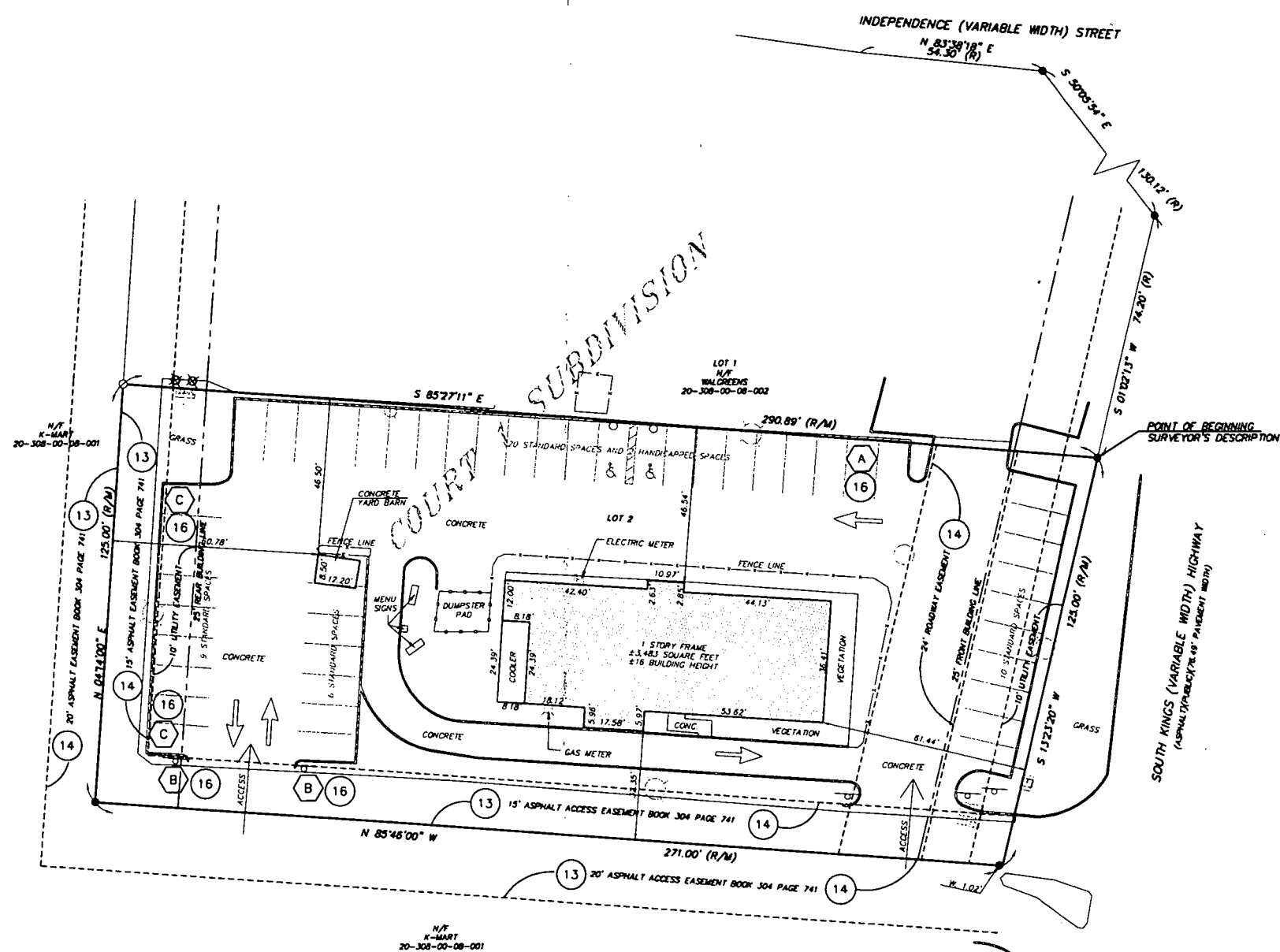
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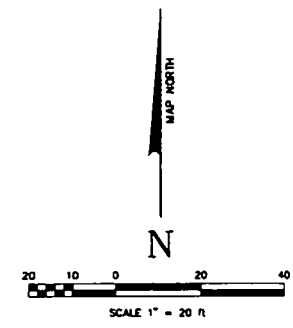
VICINITY MAP
NOT TO SCALE

LEGEND

- IRON PIN FOUND
 - CONC. MON. FOUND
 - PK NAIL FOUND
 - CHISELED "X" FOUND
 - ▲ STONE FOUND
 - FENCE POST FOUND AND USED
 - IRON PIN SET
 - CONC. MON. SET
 - PK NAIL SET
 - CHISELED "X" SET
 - ANCHOR FOUND
 - AXLE FOUND
 - EXISTING STRUCTURE
 - CONCRETE
 - ASPHALT
 - GRAVEL
 - GRASS
 - POWER POLE
 - GUY WIRE
 - LIGHT STANDARD
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - GAS METER
 - GRATED INLET
 - MANHOLE
 - SIGN
 - HANDICAP
 - SPRINKLER HEAD
 - SPRINKLER CONTROL
 - BOX
 - PIPE BOLLARD
 - W — WATER SERVICE
 - E — ELECTRIC SERVICE
 - G — GAS SERVICE
 - T — TELEPHONE SERVICE
 - SAN — SANITARY SEWER
 - STM — STORM SEWER
- NOTE: AN "O" DESIGNATION FOR UTILITIES DENOTES "OVERHEAD."
- ABBREVIATIONS
- CMP CORRUGATED METAL PIPE
 - ROW RIGHT OF WAY
 - TRANS TRANSFORMER
 - CONC CONCRETE
 - CL CENTER LINE
 - PL PROPERTY LINE
 - PL (TYP) TYPICAL
 - (R) MEASURED
 - (M) MEASURED
 - R.O.W. RIGHT-OF-WAY



SURVEY PLAN



NOTES CORRESPONDING TO SCHEDULE B:

- THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY DATED DECEMBER 03, 2003, AS COMMITMENT NO. 03202573, CONTAINS THE FOLLOWING EXCEPTIONS WHICH ARE SURVEY MATTERS:
- 13 TERMS AND CONDITIONS OF EASEMENT AGREEMENT BETWEEN MALAM CONSTRUCTION COMPANY AND THE FIRST NATIONAL BANK OF CAPE GIRARDEAU, DATED MAY 22, 19973 AND RECORDED MAY 25, 1973 IN BOOK 304 AT PAGE 741, LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, APPLIES AND AFFECTS AS SHOWN.
 - 14 TERMS AND CONDITIONS OF EASEMENT AGREEMENT BETWEEN DENNIS R. STOCKARD AND FAZOLI'S RESTAURANTS, INC., DATED OCTOBER 7, 1993 IN BOOK 630 AT PAGE 472, LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, APPLIES AND AFFECTS AS SHOWN.
 - 16 ENCROACHMENT OF PARKING LOT AND CURB OVER PROPERTY LINE ON THE EAST END OF NORTH SIDE AND ENCROACHMENT OF EASEMENT ON WEST END OF SOUTH SIDE OF PROPERTY AS SHOWN IN SURVEY DATED SEPTEMBER 23, 1988 BY KAW VALLEY ENGINEERING NO. C45185. APPLIES AND AFFECTS AS SHOWN.

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2 OF COURT 1 SUBDIVISION BEING SOUTH 85 DEGREES 27 MINUTES 12 SECONDS EAST PER PLAT RECORDED IN PLAT BOOK 17 AT PAGE 25.

SURVEYOR'S NOTES:

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS.

THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE WAS NO OBSERVABLE EVIDENCE OF STREET INDOING.

THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) AS (AREAS OF 100-YEAR FLOOD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 20035, D007 B, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 3, 1980 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED 12/22/05 TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-438-6626) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TITLE COMMITMENT LEGAL DESCRIPTION:

ALL OF LOT TWO (2) OF COURT 1 SUBDIVISION TO THE CITY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 17 AT PAGE 25, LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, TAX PARCEL # 20-308-00-08-0001

THE ABOVE DESCRIPTION IS THE SAME PROPERTY AS CONTAINED IN THE REPORT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 03202573, HAVING AN EFFECTIVE DATE OF NOVEMBER 3, 2005, AS IT WAS COPIED VERBATIM FROM THIS SOURCE.

SURVEYOR'S DESCRIPTION:

LOT TWO OF COURT 1 SUBDIVISION TO THE CITY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 17 AT PAGE 25, LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 13 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF SOUTH KING'S HIGHWAY, VARIABLE WIDTH, A DISTANCE OF 123.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 85 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 271.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 04 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 123.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 85 DEGREES 27 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 290.89 FEET TO THE POINT OF BEGINNING, CONTAINING 34,902 SQUARE FEET OR 0.80 ACRES MORE OR LESS.

TAX PARCEL # 20-308-00-08-0001

THE ABOVE DESCRIPTION IS THE SAME PROPERTY AS CONTAINED IN THE REPORT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 03202573, HAVING AN EFFECTIVE DATE OF NOVEMBER 3, 2005.

PARKING INFORMATION

STANDARD	45
HANDICAPPED	2
TOTAL	47

LAND AREA

34,902 SQ. FT.
0.80 AC.

ZONING DATA

ZONE: C-2 (GENERAL COMMERCIAL)
MAX BUILDING HEIGHT - 40'
BUILDING SETBACKS -
FRONT - 25 FEET
SIDE - NONE
REAR - 25 FEET
PARKING: 11 FOR EVERY 100 SQUARE FEET OF FLOOR AREA.

CITY HALL - SECOND FLOOR
401 INDEPENDENCE ST.
CAPE GIRARDEAU, MO 63703
(573) 334-8336

ENCROACHMENT STATEMENT:

- A CURB AND CONCRETE PARKING LOT CROSSES PROPERTY LINE 40.89 FEET x 472.87 FEET.
- B EXIT SIGN IN 15' ACCESS EASEMENT.
- C CURB, CONCRETE PARKING LOT, AND LIGHT POLE IN UTILITY EASEMENT 81.10 FEET x 810.78 FEET.

Bldg ID 1937
Lease ID _____
Index 5D PR: Yes No
Initials AS

ALTA CERTIFICATION

I HEREBY CERTIFY TO: FAZOLI'S JOINT VENTURE LTD., REALTY INCOME CORPORATION, COMMONWEALTH LAND TITLE COMPANY, ITS SUCCESSORS AND ASSIGNS, CREST NET LEASE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND ASSOCIATED SURVEYORS AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DATED THIS 22ND DAY OF DECEMBER, 2005.

PROFESSIONAL SURVEYOR: JIMOTHY C. ALVERSON
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF AN ALTA/ACSM REGISTERED SURVEYOR

DATE: 12/22/05

ALTA/ACSM REGISTERED LAND SURVEYOR
JIMOTHY C. ALVERSON
LICENSE NO. 2631
LICENSE EXPIRES: 12/30/06

Work Coordinated by:

ASC NATIONAL LLC
1266 MAIN STREET
WALTHAM, MA 02451
TELEPHONE 781.853.6777 FAX 781.642.0366

Surveyor:

SHERILL ASSOCIATES, INC.
Surveyors - Engineers - Planners

SA

118 West Street
Waltham, MA 02451
Tel: 781.853.6777
Fax: 781.642.0366

EVER THROUGH ROAD
St. Louis, MO 63120
Tel: 314.433.8888
Fax: 314.433.8888

ILLINOIS DESIGN FIRM #104-001238

ALTA/ACSM LAND TITLE SURVEY

SHEET 1 of 1

Date	12/22/05
Drawn By	NGR
Approved By	TCA
Draw No.	1638-S
Proj. No.	05323-01
REVISIONS	
DESCRIPTION	DATE