



OWNER/USER INVESTMENT PROPERTY

313 S. Ohio Avenue, Sedalia, Missouri



SALE PRICE: \$259,000 | 3,000 SF BUILDING

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 10,099 | 25,178 | 30,962 |
| Avg. Household Income | \$78,666 | \$81,473 | \$84,474 |

- Located in Historic Downtown Sedalia
- 3,000 SF building -1,500 SF per floor
- Renovated in 2016 and 2023
- Surrounded by restaurants, hotels, and retail businesses
- Walking distance to County Courthouse
- Fully leased at a good cap rate



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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Exclusive Agents





INVESTMENT PROPERTY FOR SALE

313 S. Ohio Avenue, Sedalia, Missouri

PHOTOS

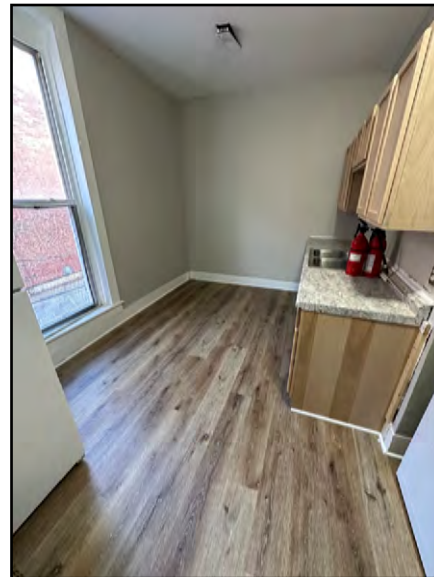




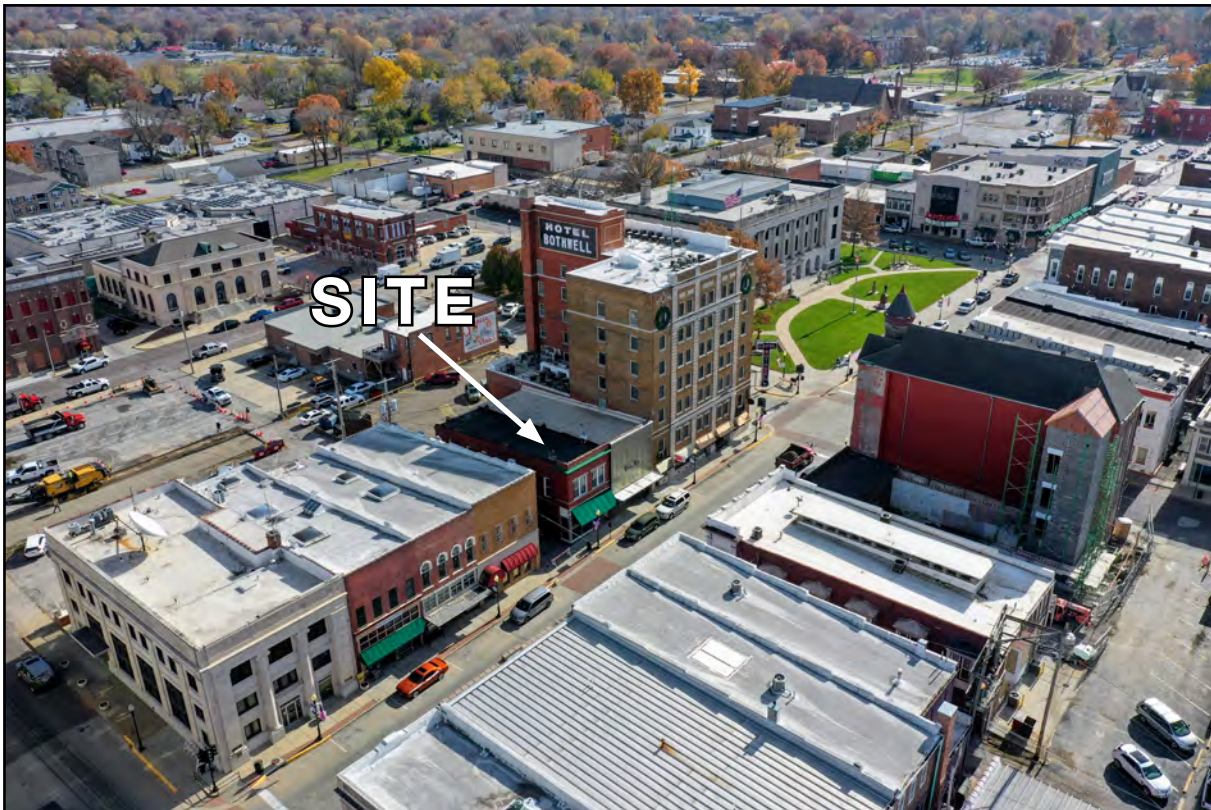
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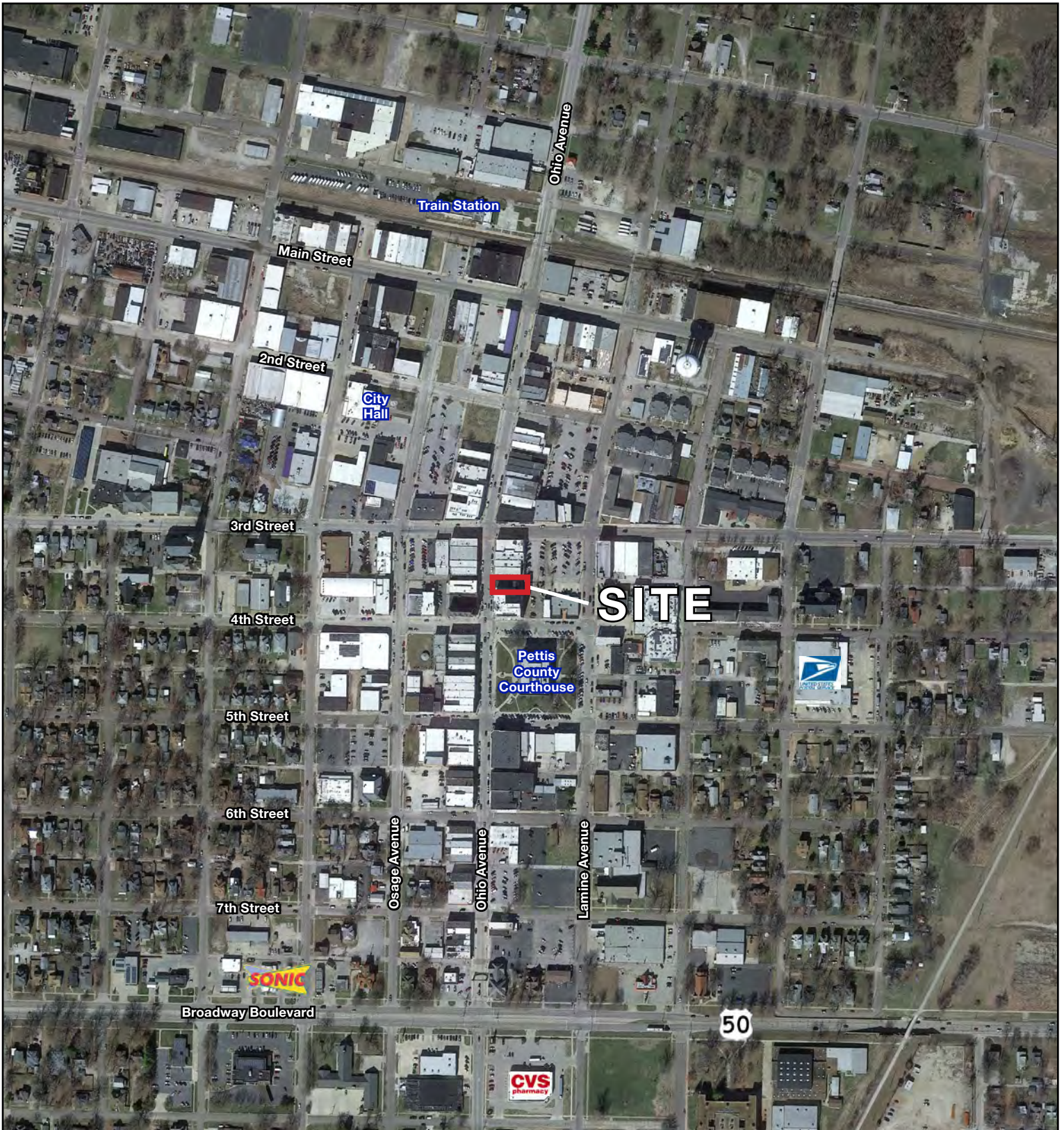
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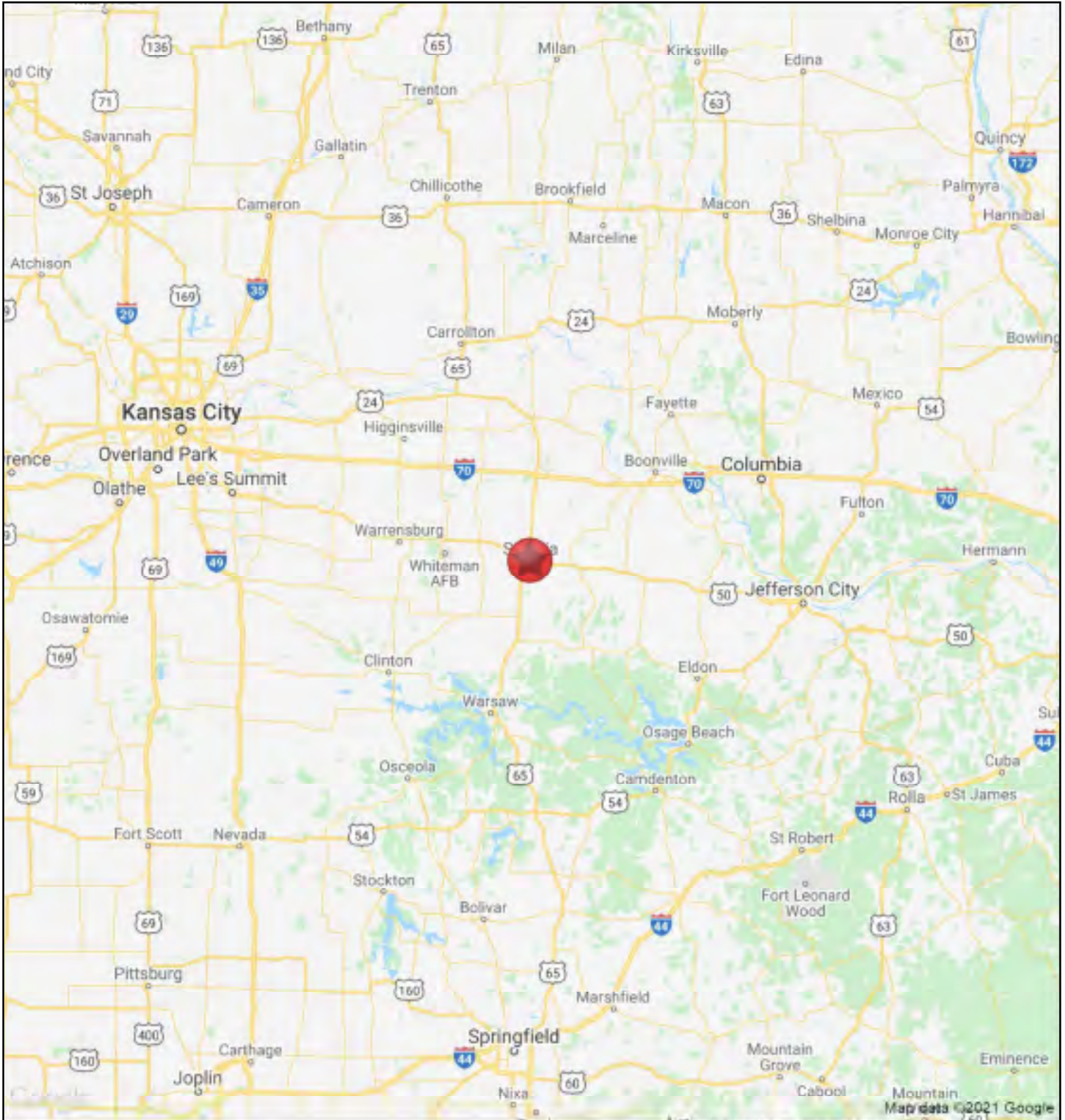


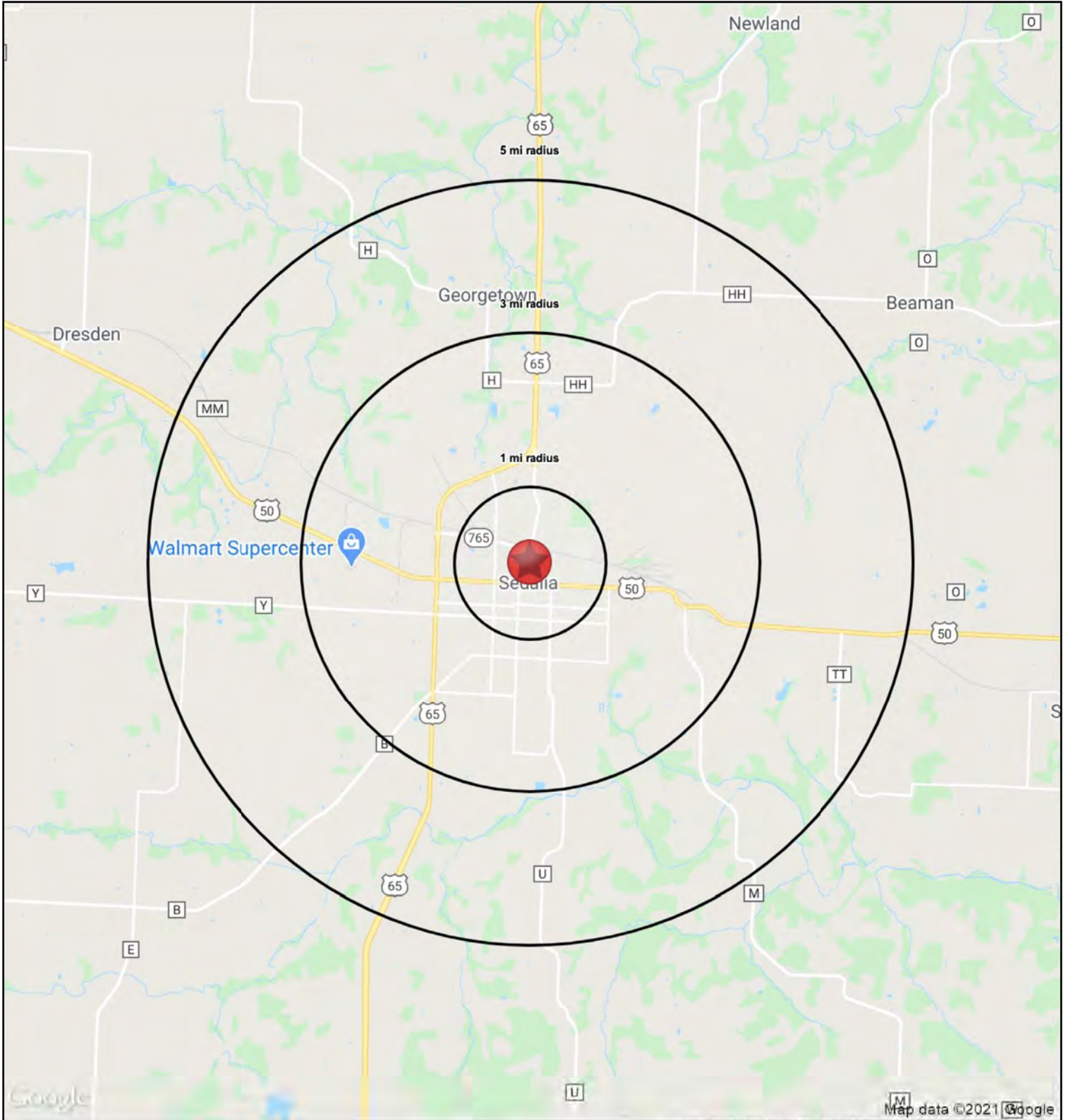
AERIAL



INVESTMENT PROPERTY FOR SALE

313 S. Ohio Avenue, Sedalia, Missouri







INVESTMENT PROPERTY FOR SALE

313 S. Ohio Avenue, Sedalia, Missouri

| 313 S Ohio Ave Sedalia, MO 65301 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2023 Estimated Population | 10,099 | 25,178 | 30,962 |
| 2028 Projected Population | 9,874 | 24,806 | 30,677 |
| 2020 Census Population | 10,002 | 25,097 | 30,702 |
| 2010 Census Population | 10,094 | 24,718 | 29,956 |
| Projected Annual Growth 2023 to 2028 | -0.4% | -0.3% | -0.2% |
| Historical Annual Growth 2010 to 2023 | - | 0.1% | 0.3% |
| 2023 Median Age | 32.5 | 34.9 | 36.2 |
| Households | | | |
| 2023 Estimated Households | 4,009 | 10,279 | 12,379 |
| 2028 Projected Households | 3,897 | 10,052 | 12,174 |
| 2020 Census Households | 3,910 | 10,136 | 12,162 |
| 2010 Census Households | 3,974 | 10,003 | 11,955 |
| Projected Annual Growth 2023 to 2028 | -0.6% | -0.4% | -0.3% |
| Historical Annual Growth 2010 to 2023 | - | 0.2% | 0.3% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 77.4% | 81.2% | 82.6% |
| 2023 Estimated Black or African American | 7.9% | 5.4% | 4.7% |
| 2023 Estimated Asian or Pacific Islander | 1.0% | 1.3% | 1.4% |
| 2023 Estimated American Indian or Native Alaskan | 0.5% | 0.5% | 0.5% |
| 2023 Estimated Other Races | 13.1% | 11.6% | 10.8% |
| 2023 Estimated Hispanic | 14.7% | 11.5% | 10.5% |
| Income | | | |
| 2023 Estimated Average Household Income | \$78,666 | \$81,473 | \$84,474 |
| 2023 Estimated Median Household Income | \$53,171 | \$53,727 | \$58,525 |
| 2023 Estimated Per Capita Income | \$31,561 | \$33,482 | \$34,010 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 5.4% | 4.4% | 4.1% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 12.0% | 9.3% | 8.3% |
| 2023 Estimated High School Graduate | 37.5% | 37.0% | 36.4% |
| 2023 Estimated Some College | 19.0% | 21.3% | 21.5% |
| 2023 Estimated Associates Degree Only | 11.4% | 11.3% | 11.1% |
| 2023 Estimated Bachelors Degree Only | 8.4% | 10.5% | 10.6% |
| 2023 Estimated Graduate Degree | 6.3% | 6.2% | 7.9% |
| Business | | | |
| 2023 Estimated Total Businesses | 370 | 1,150 | 1,233 |
| 2023 Estimated Total Employees | 3,859 | 13,659 | 14,730 |
| 2023 Estimated Employee Population per Business | 10.4 | 11.9 | 11.9 |
| 2023 Estimated Residential Population per Business | 27.3 | 21.9 | 25.1 |

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