



104 MISSOURI 162

CLARKTON, MO 63837

FOR SALE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Great value-add redevelopment opportunity! This vacant, former grocery store is a 14,793 SF free-standing building, built in 1979, on 2.6 acres. Situated along Highway 162 just 1/5 mile from State Highway 25, this property provides a versatile canvas for investors to reimagine and revitalize. The open layout allows for a wide array of uses, making it an appealing prospect for those seeking a strategic commercial asset. With abundant space and a well-established structure, this property presents an exceptional opportunity for investors looking to bring something new to the area. Don't miss out on the potential of this great location!

PROPERTY HIGHLIGHTS

- 14,793 SF building
- Built in 1979
- No zoning
- Just 1/5 mile from State Hwy 25
- Open floor plan
- Ample parking

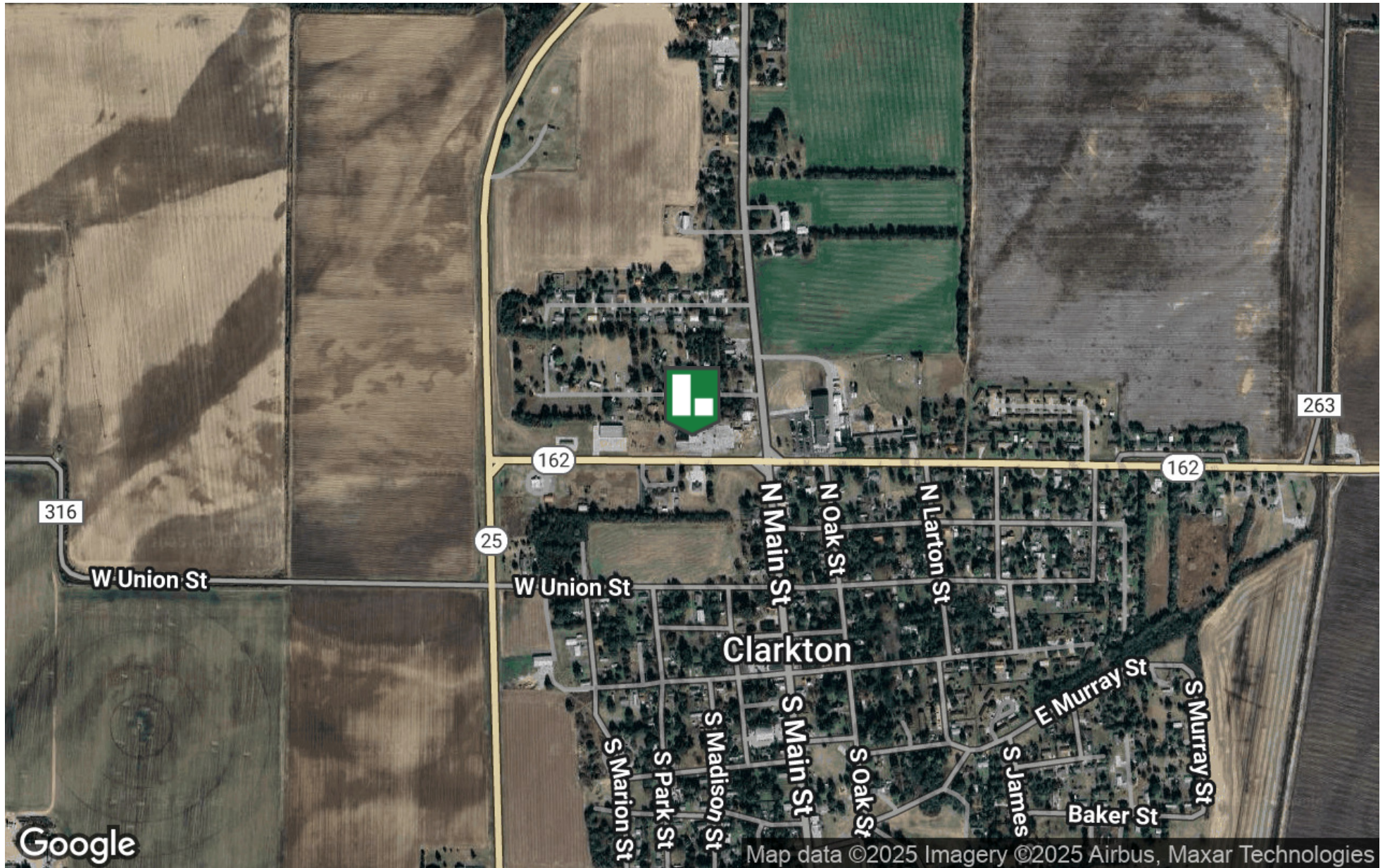
OFFERING SUMMARY

Sale Price:	\$210,000
Lot Size:	2.6 Acres
Building Size:	14,793 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	421	812	1,141
Total Population	1,001	1,916	2,723
Average HH Income	\$53,882	\$57,391	\$60,929

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LOCATION MAP



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ADDITIONAL PHOTOS

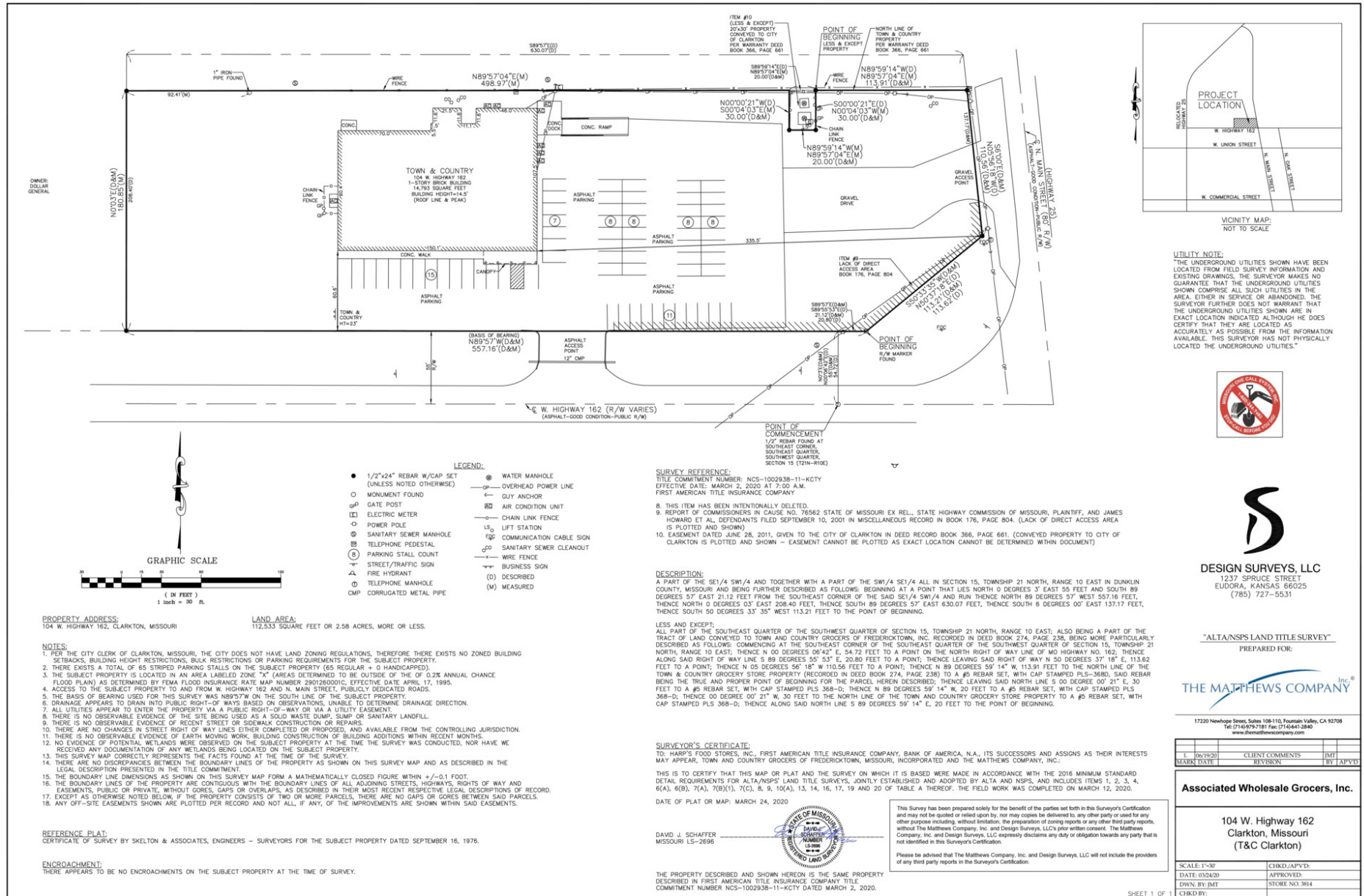


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ADDITIONAL PHOTOS



SITE PLANS

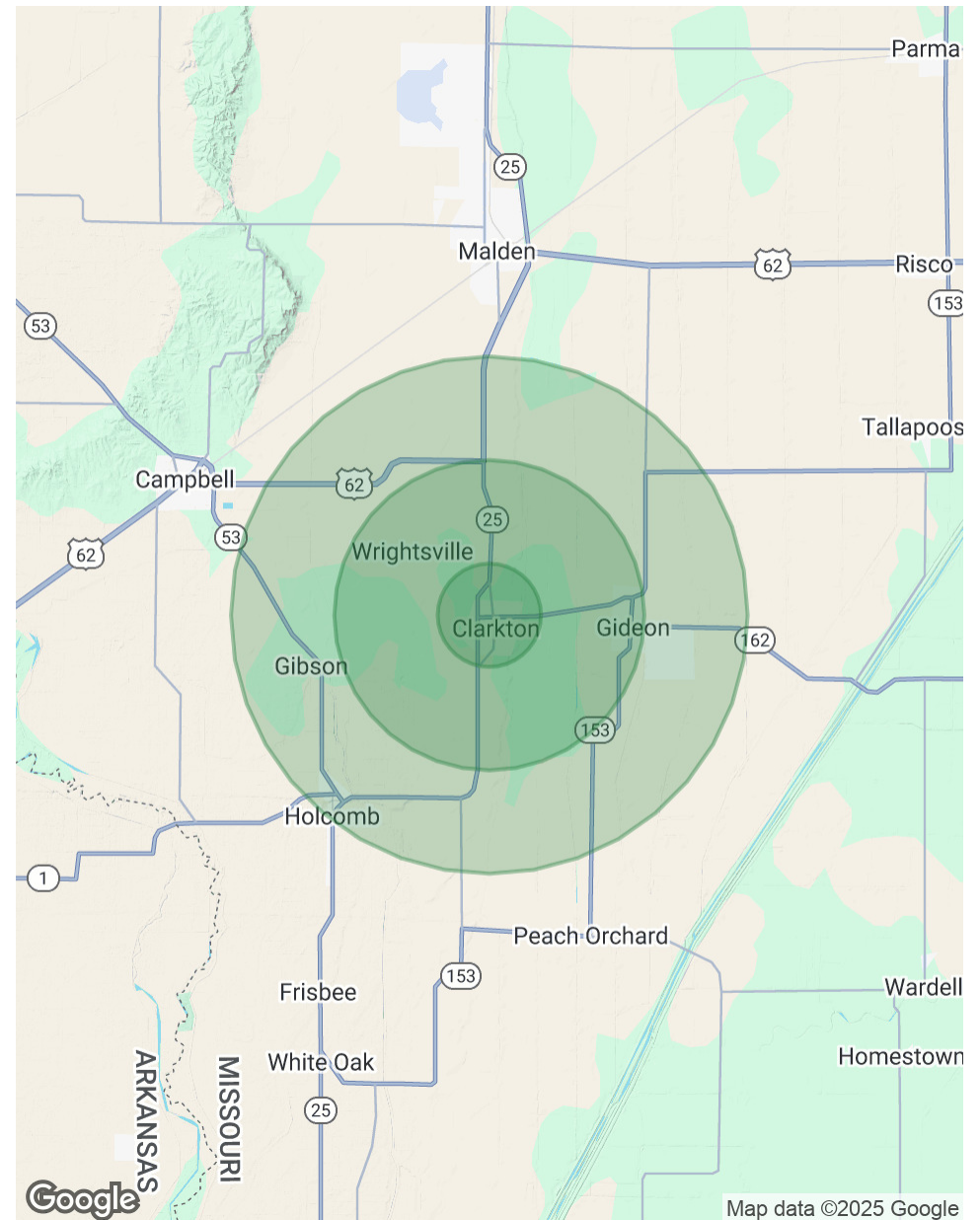


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,001	1,916	2,723
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	421	812	1,141
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$53,882	\$57,391	\$60,929
Average House Value	\$88,818	\$85,663	\$95,421

Demographics data derived from AlphaMap



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