



24,800 SF CAR DEALERSHIP ON 5 ACRES

3141 E. OUTER ROAD, SCOTT CITY, MO 63780

FOR SALE

Presented By:

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Presenting an exceptional opportunity, this 24,800 SF property, established in 2023, encapsulates the epitome of modern functionality and flexible design. Comprising 9,600 SF of showroom/office area complete with offices, conference rooms, and restrooms, the property seamlessly integrates versatility and professionalism. The additional 15,200 SF shop building features 16' ceilings and 2 overhead doors, ideal for accommodating various retail operations. Emphasizing security and efficiency, the property is encircled by security fencing, providing a safe and controlled environment. Zoned for light industrial use and situated in the sought-after Scott City industrial area, this property stands poised to fulfill the strategic ambitions of retail and free-standing building investors.

### LOCATION DESCRIPTION

Strategically positioned to capture the attention of retail and free-standing building investors, this thriving area offers prime visibility and accessibility. With its close proximity to major highways, the location provides an optimal setting for drawing in customers and driving business growth.

### PROPERTY HIGHLIGHTS

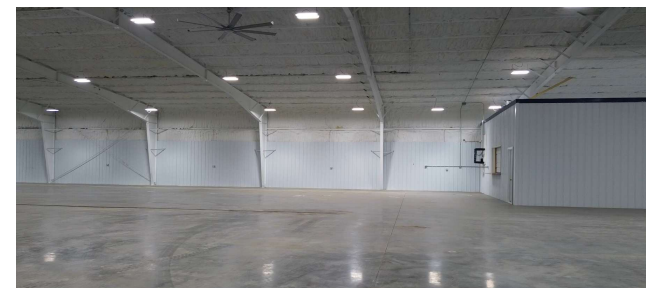
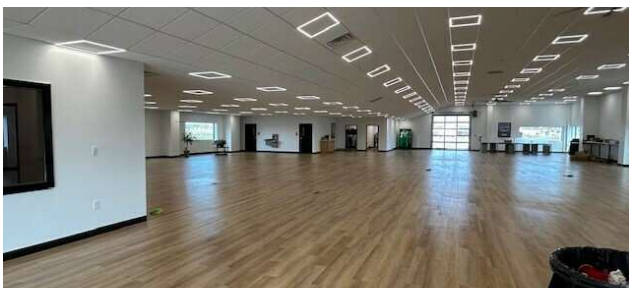
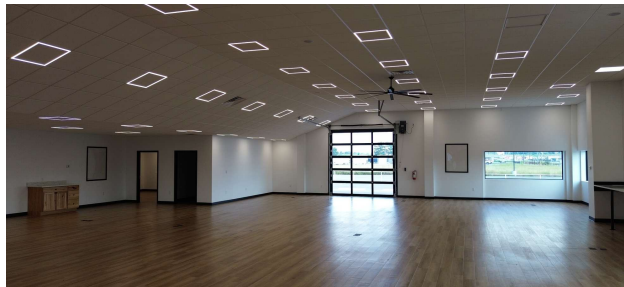
- 15,200 SF and 9,600 SF Commercial Buildings Built in 2023
- Large Open Areas, Offices, Showroom
- Suitable For Various Types of Businesses
- Auto Dealership Facility
- Huge Paved Yard Display Area with I-55 Visibility
- Windowed Overhead Delivery Door
- Both Buildings 100% Heated and Cooled
- Located in an Excellent Commercial/Industrial Area
- Convenient to Regional Airport & River Port

### OFFERING SUMMARY

Sale Price:	Contact us for price!
Lot Size:	5 Acres
Building Size:	24,800 SF

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## ADDITIONAL PHOTOS

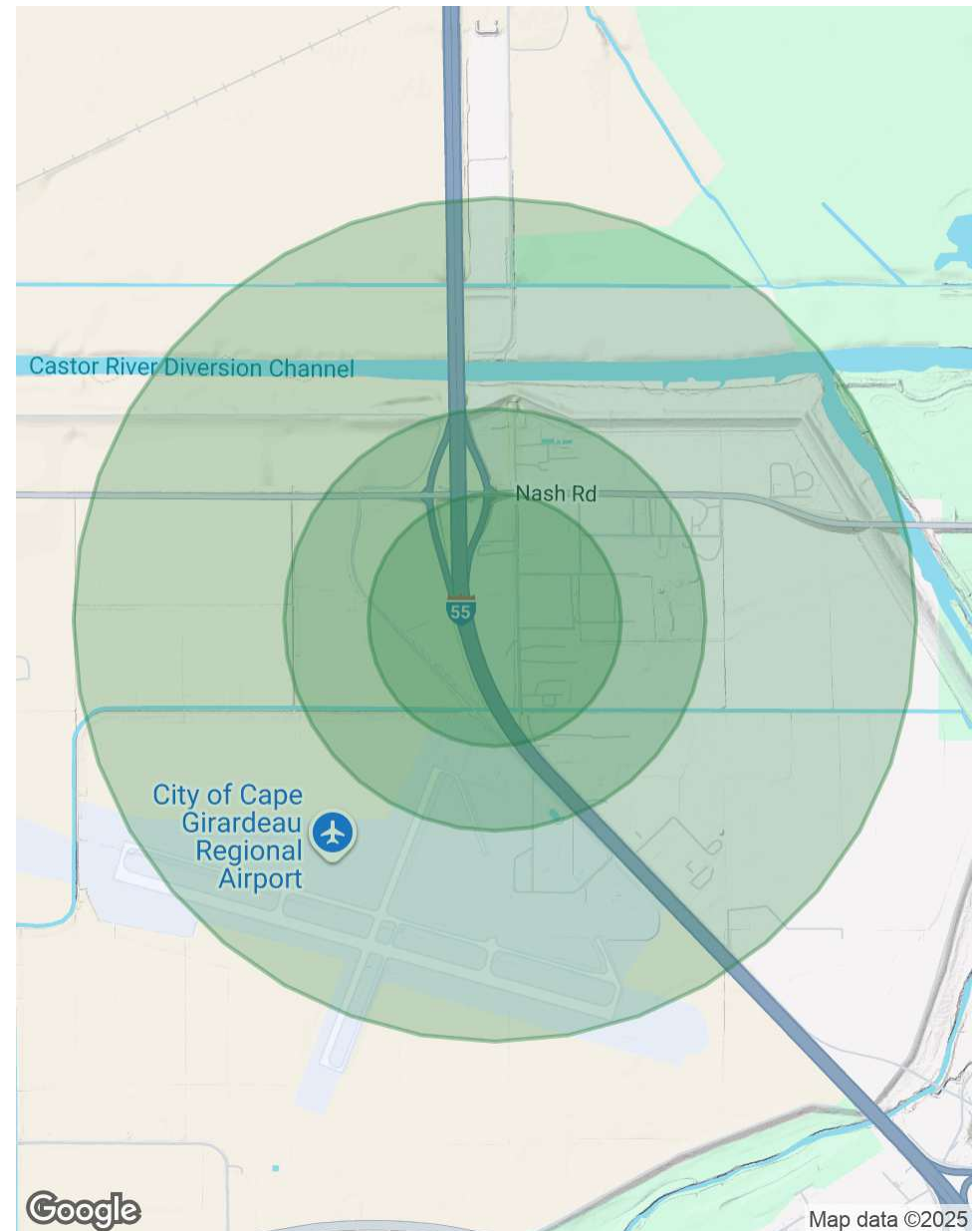


## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	12	14
Average Age	0	42	42
Average Age (Male)	0	41	41
Average Age (Female)	0	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	5	6
# of Persons per HH	0	2.4	2.3
Average HH Income	\$0	\$115,857	\$115,845
Average House Value		\$423,694	\$423,662

*Demographics data derived from AlphaMap*



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## AREA BUSINESS MAP

