



8,970 SF RESTAURANT BUILDING

2951 OLD ORCHARD ROAD, CAPE GIRARDEAU, MO 63701

FOR SALE

Presented By:

TOM KELSEY

573.334.5200

tkelsey@lorimont.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located in a high traffic location just off I-55 interchange near hotels, retail, and other types of businesses is this 9,970 SF restaurant building. Restaurant is a full, turn key operation with equipment and furnishings. The building also includes separate private banquet rooms and a bar area. Located on 1.4 acres with concrete parking lot.

PROPERTY HIGHLIGHTS

- 8,970 SF Restaurant Building Seats 309 Built in 2010
- Full Turnkey Operation with Equipment/Furnishings Included
- Separate Private Banquet Rooms & Bar Area
- High Traffic Location near Interstate Interchange
- Close to Hotels, Retail & Other Businesses
- 1.4 Acres with Large Off-Street Concrete Park Lot
- Building Could be Converted to Other Uses

OFFERING SUMMARY

Sale Price:	\$2,375,000
Building Size:	8,970 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	517	1,855	5,569
Total Population	1,286	4,567	13,671
Average HH Income	\$67,505	\$72,245	\$80,427

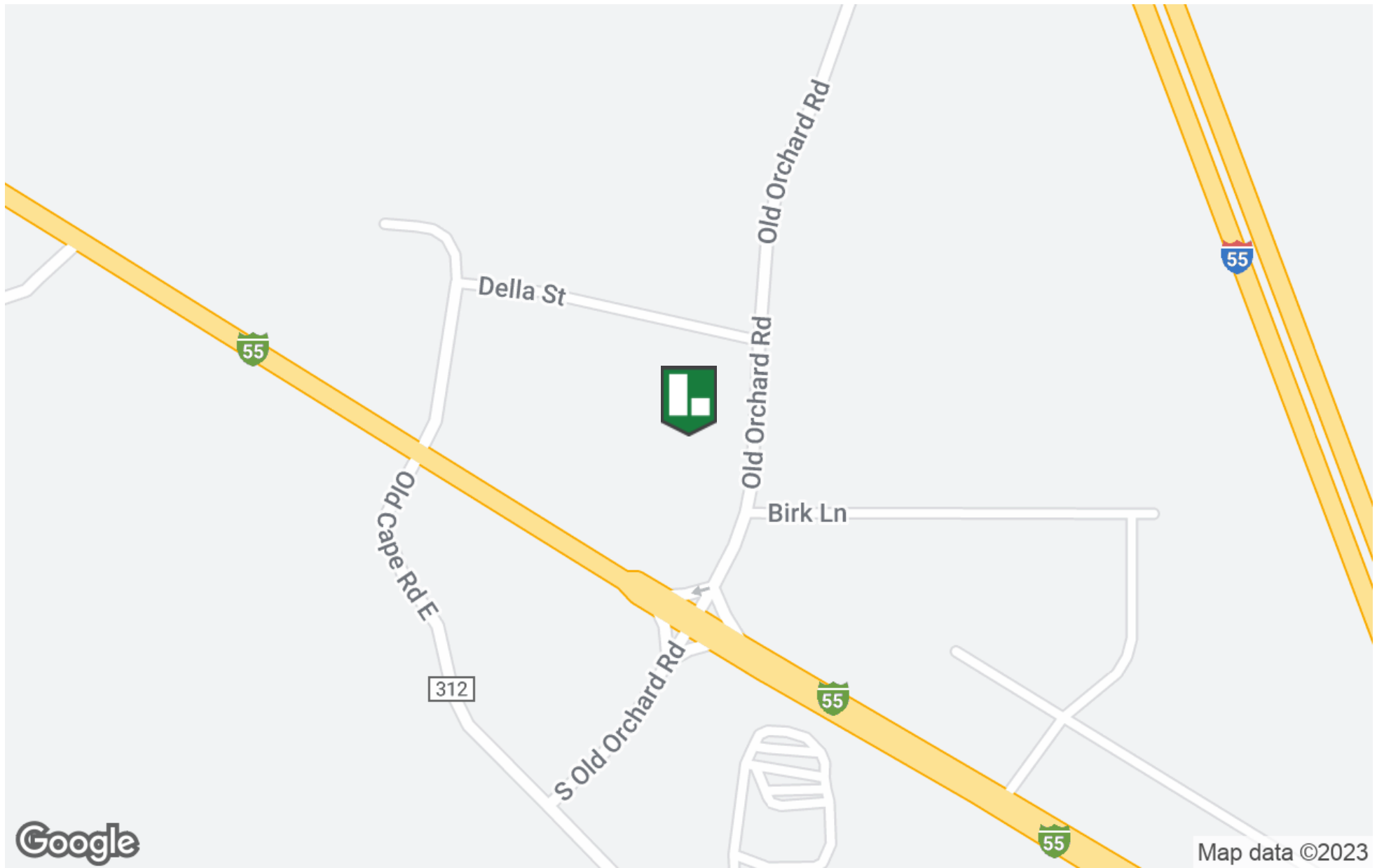
Presented By: **TOM KELSEY** | tkelsey@lorimont.com

ADDITIONAL PHOTOS



Presented By: **TOM KELSEY** | tkelsey@lorimont.com

LOCATION MAP



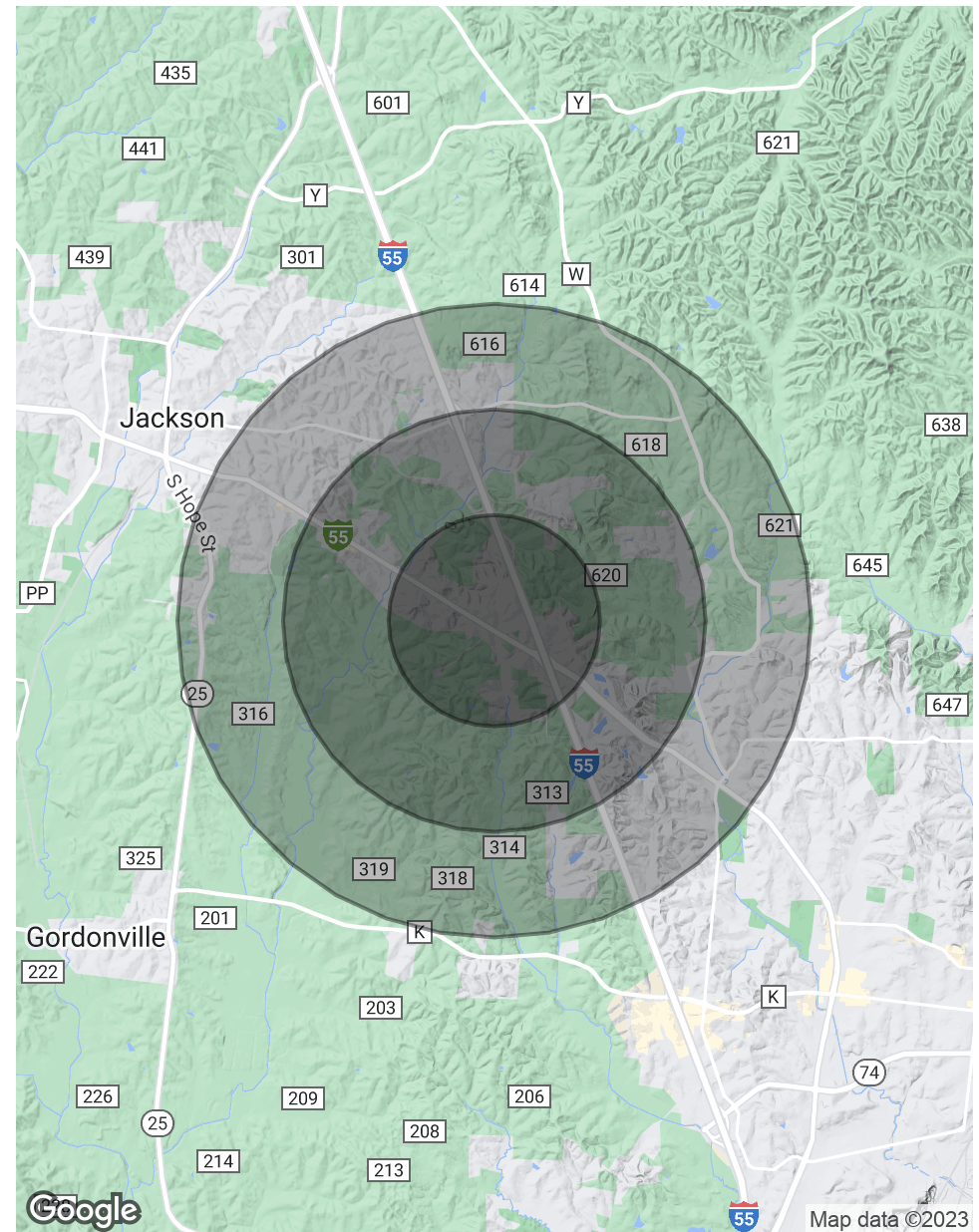
Presented By: **TOM KELSEY** | tkelsey@lorimont.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,286	4,567	13,671
Average Age	37.8	38.9	39.3
Average Age (Male)	38.0	39.3	40.0
Average Age (Female)	37.9	38.7	38.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	517	1,855	5,569
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,505	\$72,245	\$80,427
Average House Value	\$232,756	\$228,422	\$207,691

* Demographic data derived from 2020 ACS - US Census



Presented By: **TOM KELSEY** | tkelsey@lorimont.com