



41,542 SF OFFICE & RETAIL DEVELOPMENT

760 S. KINGSHIGHWAY, CAPE GIRARDEAU, MO 63703

FOR SALE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting a compelling, value-added investment opportunity in the Cape Girardeau area, this 41,542 SF building is ideally positioned on S. Kingshighway. The property provides a versatile platform for retail, service, and office tenants, offering immediate appeal to investors seeking a high-traffic, high-visibility location. With an abundant off-street parking, this prime asset is perfectly suited to meet the needs of today's retail and strip center investors, showcasing the potential for short term and long-term growth and success in the dynamic Cape Girardeau market. Recently appraised at \$3.2 million.

PROPERTY HIGHLIGHTS

- Great S. Kingshighway Center
- Mix of Retail, Service, and Office Tenants
- High Traffic & Visibility Location
- Abundant Off-Street Parking
- Potential for Additional Development
- Great Commercial Area

OFFERING SUMMARY

Sale Price:	\$2,399,000
Lot Size:	3.508 Acres
Building Size:	41,542 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	996	18,620	30,697
Total Population	2,450	46,403	76,898
Average HH Income	\$43,639	\$53,103	\$55,390

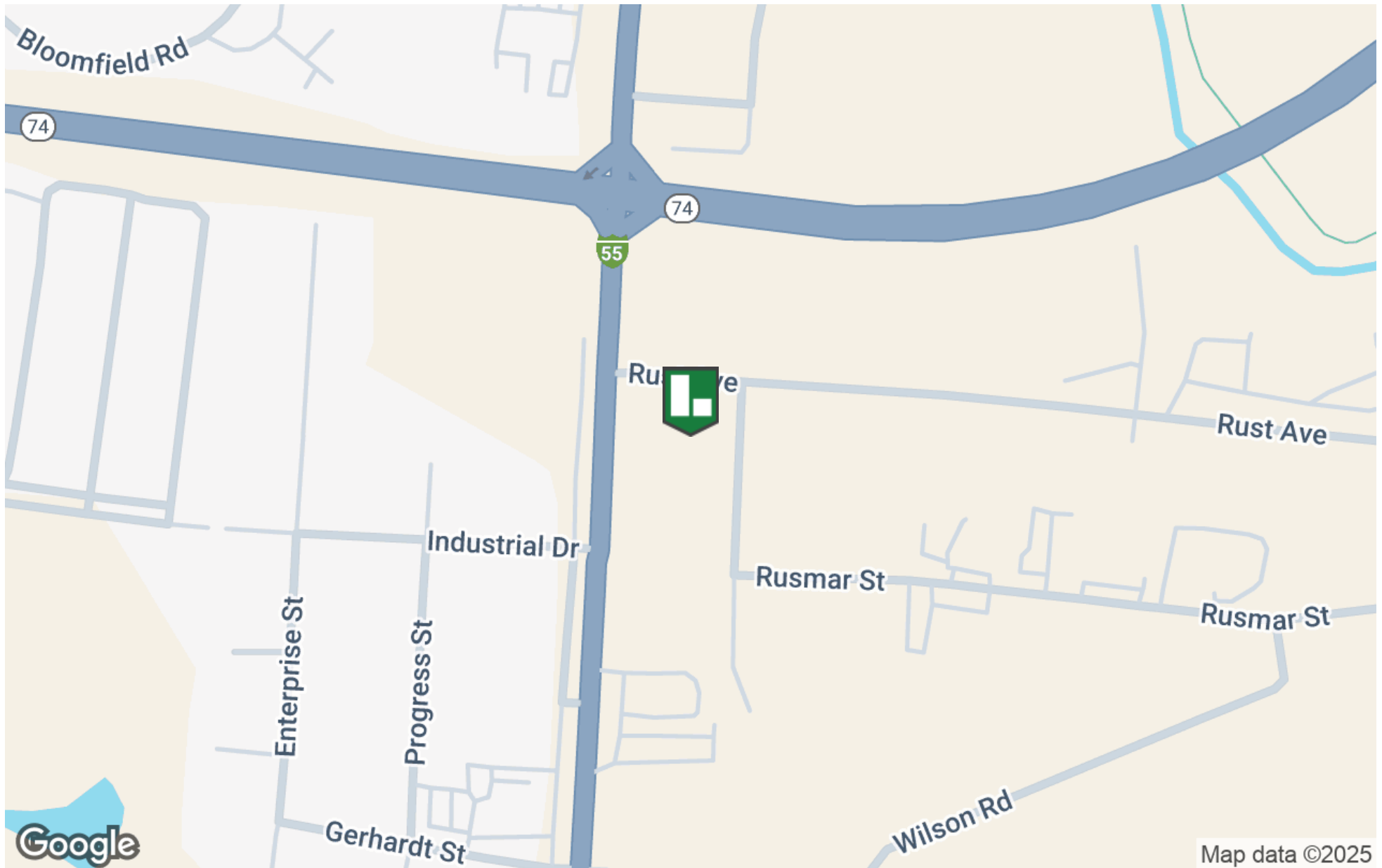
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ADDITIONAL PHOTOS



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LOCATION MAP



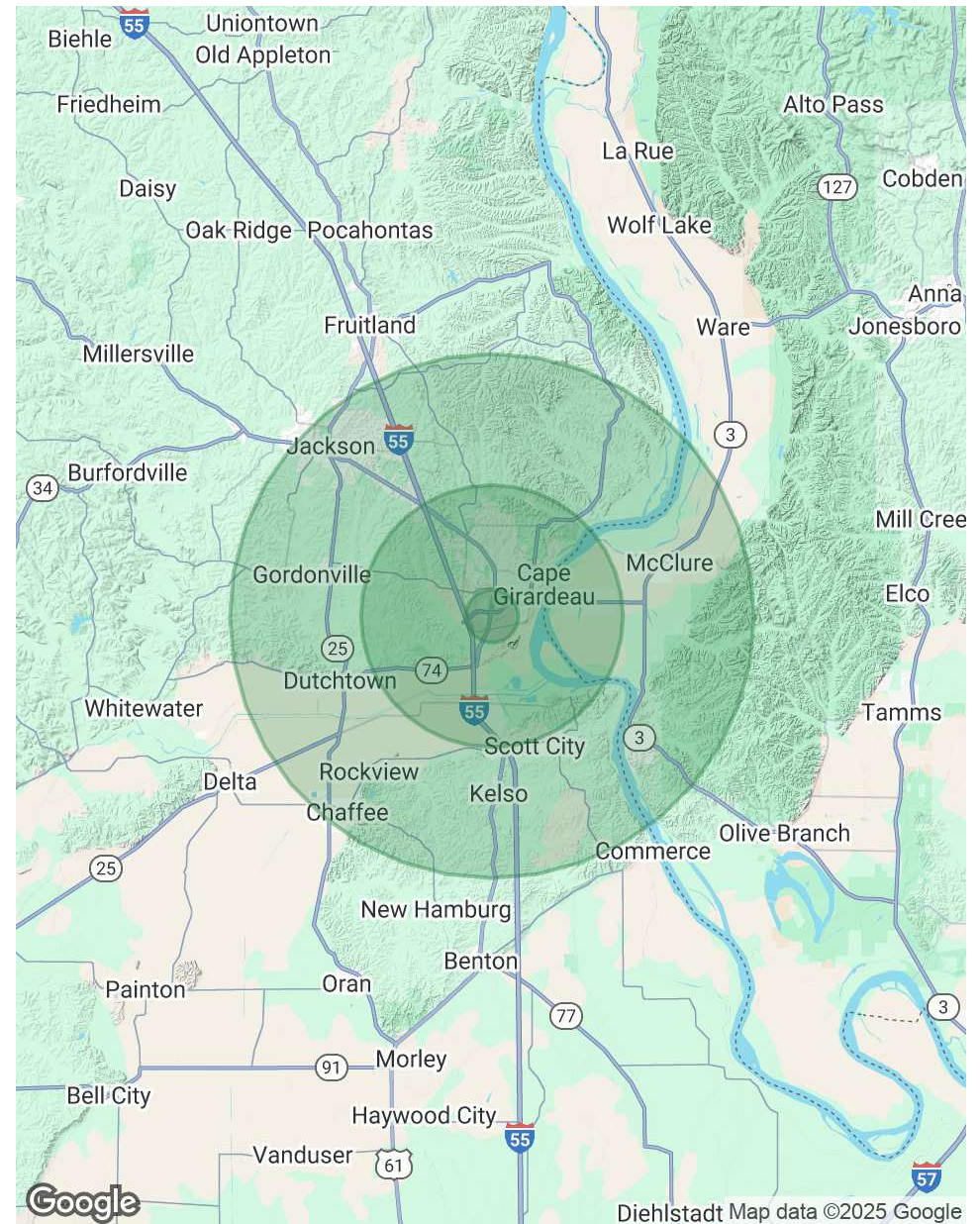
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,450	46,403	76,898
Average Age	28.4	33.8	36.0
Average Age (Male)	26.8	32.1	34.2
Average Age (Female)	31.2	34.8	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	996	18,620	30,697
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$43,639	\$53,103	\$55,390
Average House Value	\$98,620	\$163,232	\$166,058

2020 American Community Survey (ACS)



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