



HWY 25 AND BENTON ST.

ADVANCE, MO 63730

FOR SALE

Presented By:

CHRIS COLE, JD

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime 1.52 acre development tract located on Missouri State Hwy 25 entering Advance, MO (pop. 1,350) from Delta/Cape Girardeau. Perfect restaurant or convenience store site. Entrance from Hwy 25 subject to approval by MODOT.

PROPERTY HIGHLIGHTS

- 1.52 acre development tract
- Located along MO-25
- Near MO-25/Hwy C intersection
- Zoned Commercial
- Perfect restaurant or c-store site
- Price at \$225,000

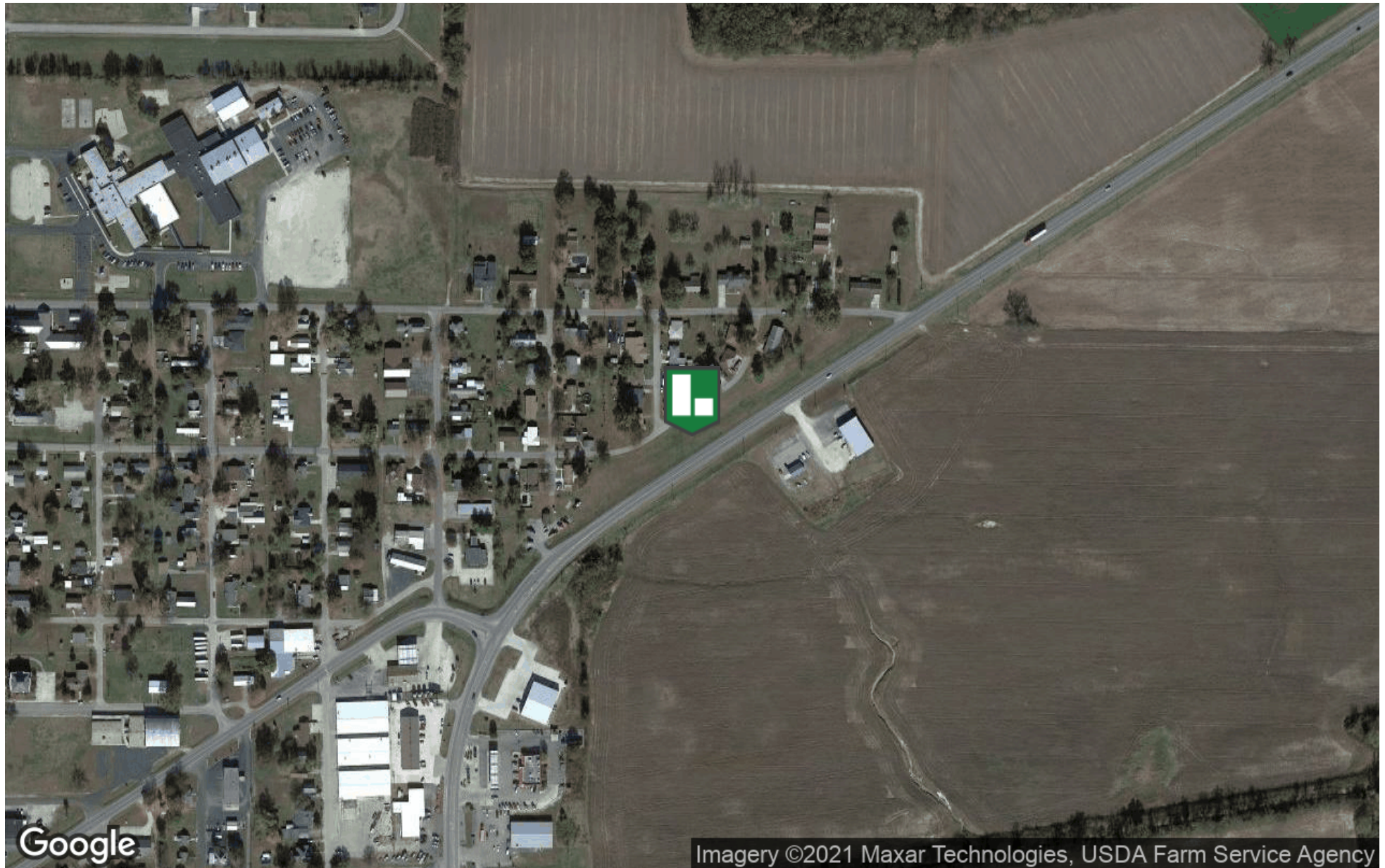
OFFERING SUMMARY

Sale Price:	\$225,000
Lot Size:	1.52 Acres

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	34	2,742	69,951
Total Population	88	6,974	175,808
Average HH Income	\$43,553	\$44,037	\$51,925

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LOCATION MAP



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ADDITIONAL PHOTOS



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RETAILER MAP

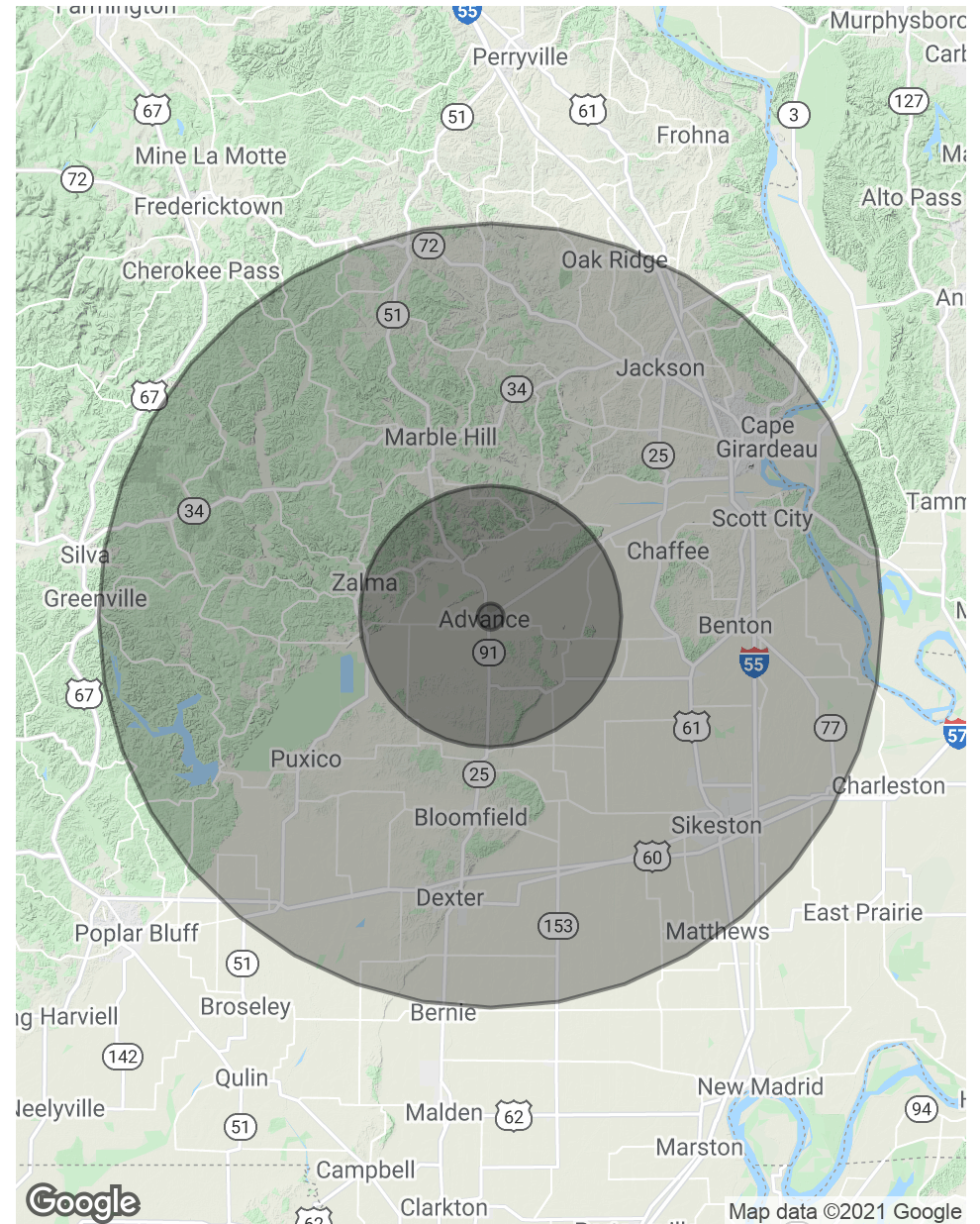


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	88	6,974	175,808
Average age	45.8	43.8	38.3
Average age (Male)	42.5	41.5	36.8
Average age (Female)	48.9	46.1	39.8

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	34	2,742	69,951
# of persons per HH	2.6	2.5	2.5
Average HH income	\$43,553	\$44,037	\$51,925
Average house value	\$95,984	\$108,792	\$131,233

* Demographic data derived from 2010 US Census



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