



# 25 W TWAPITY ST.

25 W TWAPITY ST., BENTON, MO 63736

FOR SALE

Presented By:

**MATT HUBER**

573.334.5200

mhuber@lorimont.com



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Check out a unique opportunity to acquire a thriving restaurant business along with the 2,215 square foot building in Benton, MO. This turnkey establishment, well known as Y'vonne's, comes fully equipped, ready to welcome patrons and create culinary experiences. The building's spacious layout is perfectly suited for cultivating a warm and inviting dining atmosphere, while the prime location ensures excellent visibility and accessibility.

### PROPERTY HIGHLIGHTS

- - Spacious 2,215 SF building
- - Prime location in Benton area
- - Versatile layout for retail or restaurant use
- - High visibility for attracting customers
- - Fully equipped for turnkey restaurant operation
- - Well-maintained and ready for immediate use

### OFFERING SUMMARY

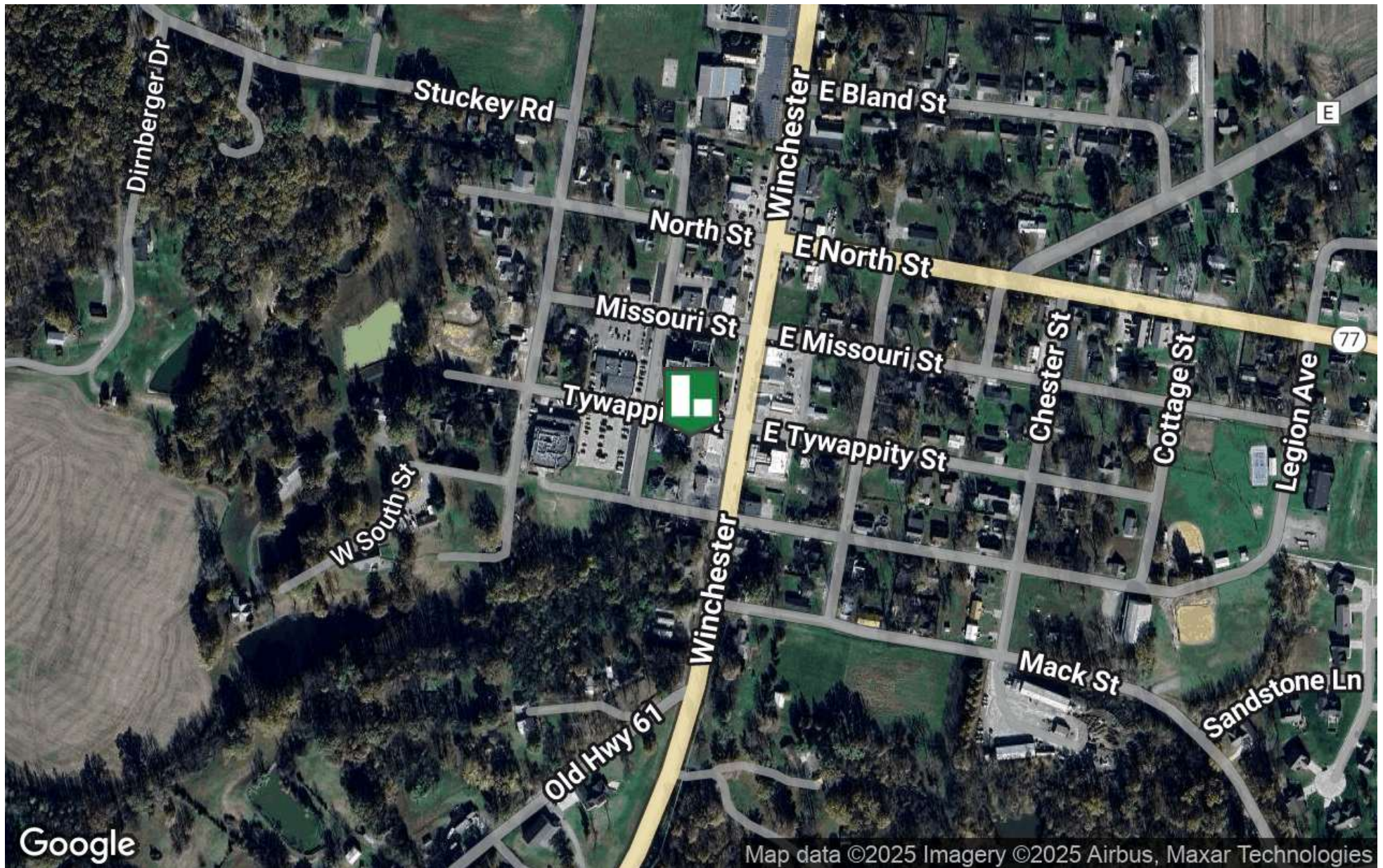
|                |           |
|----------------|-----------|
| Sale Price:    | \$499,000 |
| Building Size: | 2,215 SF  |

| DEMOGRAPHICS      | 5 MILES  | 10 MILES | 15 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 1,889    | 6,702    | 25,267   |
| Total Population  | 4,841    | 16,830   | 62,939   |
| Average HH Income | \$86,403 | \$82,711 | \$74,890 |

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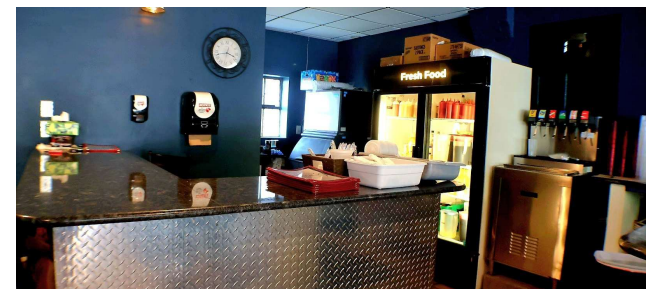
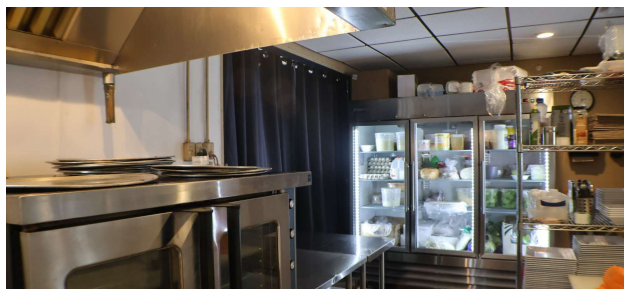
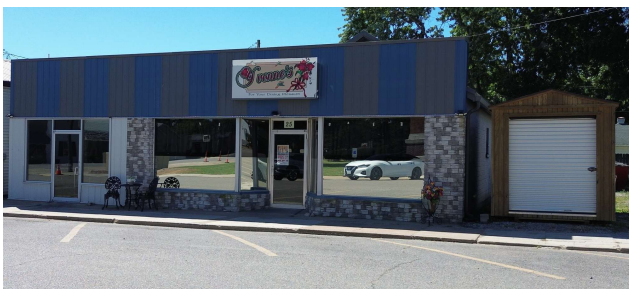
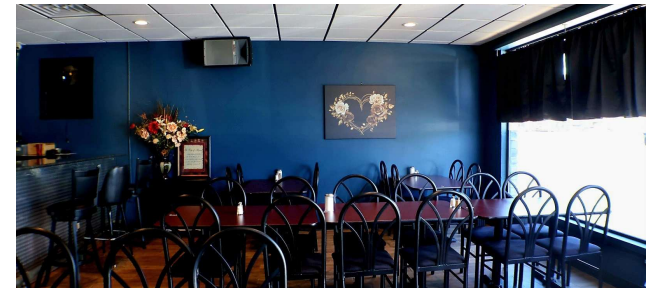
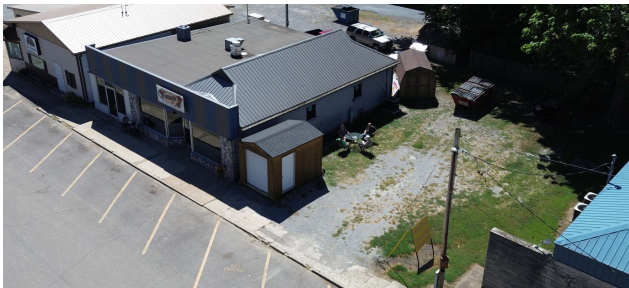
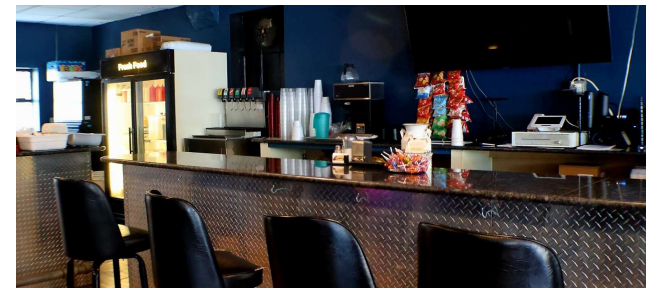
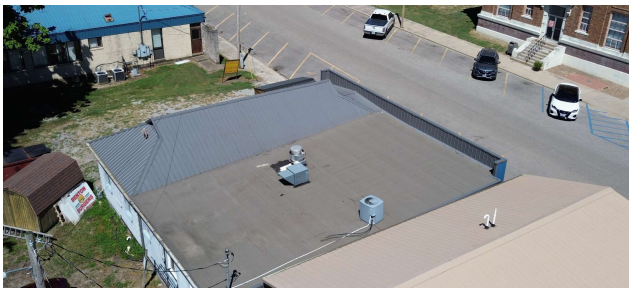


## LOCATION MAP





## ADDITIONAL PHOTOS





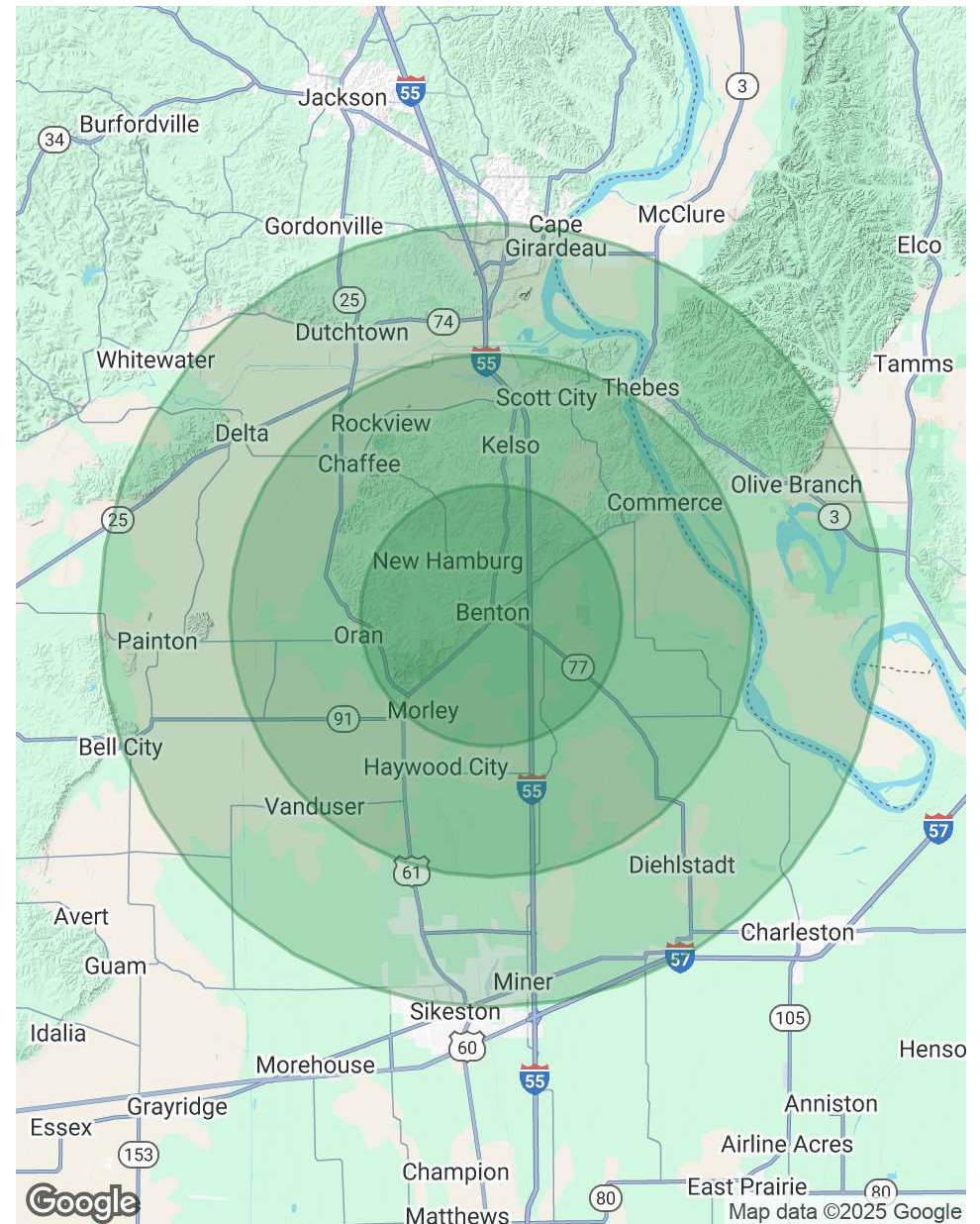
## DEMOGRAPHICS MAP & REPORT

| POPULATION           | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population     | 4,841   | 16,830   | 62,939   |
| Average Age          | 42      | 41       | 40       |
| Average Age (Male)   | 41      | 40       | 39       |
| Average Age (Female) | 43      | 42       | 41       |

| HOUSEHOLDS & INCOME | 5 MILES   | 10 MILES  | 15 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,889     | 6,702     | 25,267    |
| # of Persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH Income   | \$86,403  | \$82,711  | \$74,890  |
| Average House Value | \$221,154 | \$225,460 | \$205,025 |

*Demographics data derived from AlphaMap*



## MATT HUBER



### MATT HUBER

Commercial REALTOR®

mhuber@lorimont.com

Direct: **573.334.5200** | Cell: **573.510.3993**

MO #2023031239

### PROFESSIONAL BACKGROUND

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

#### Lorimont Commercial Real Estate

276 S. Mount Auburn Rd <https://www.lorimont.com/>  
Cape Girardeau, MO 63703  
573.334.5200

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