



N. HIGHWAY 51 AT N. MAIN ST

STATE HIGHWAY 51, PERRYVILLE, MO 63775

FOR SALE

Presented By:

CHRIS COLE, JD, CCIM

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

3.7 acres ready for development in north end of Perryville with excellent traffic and visibility on Highway 51. Suitable for various uses. Currently not in the city limits, but city utilities are nearby for easy annexation.

PROPERTY HIGHLIGHTS

- 3.7 Acre Commercial Parcel
- Suitable for Various Uses
- Corner Tract in North Perryville Area
- All City Utilities Nearby
- Excellent Traffic and Visibility
- Close to Industrial Businesses
- Perfect C-Store Site

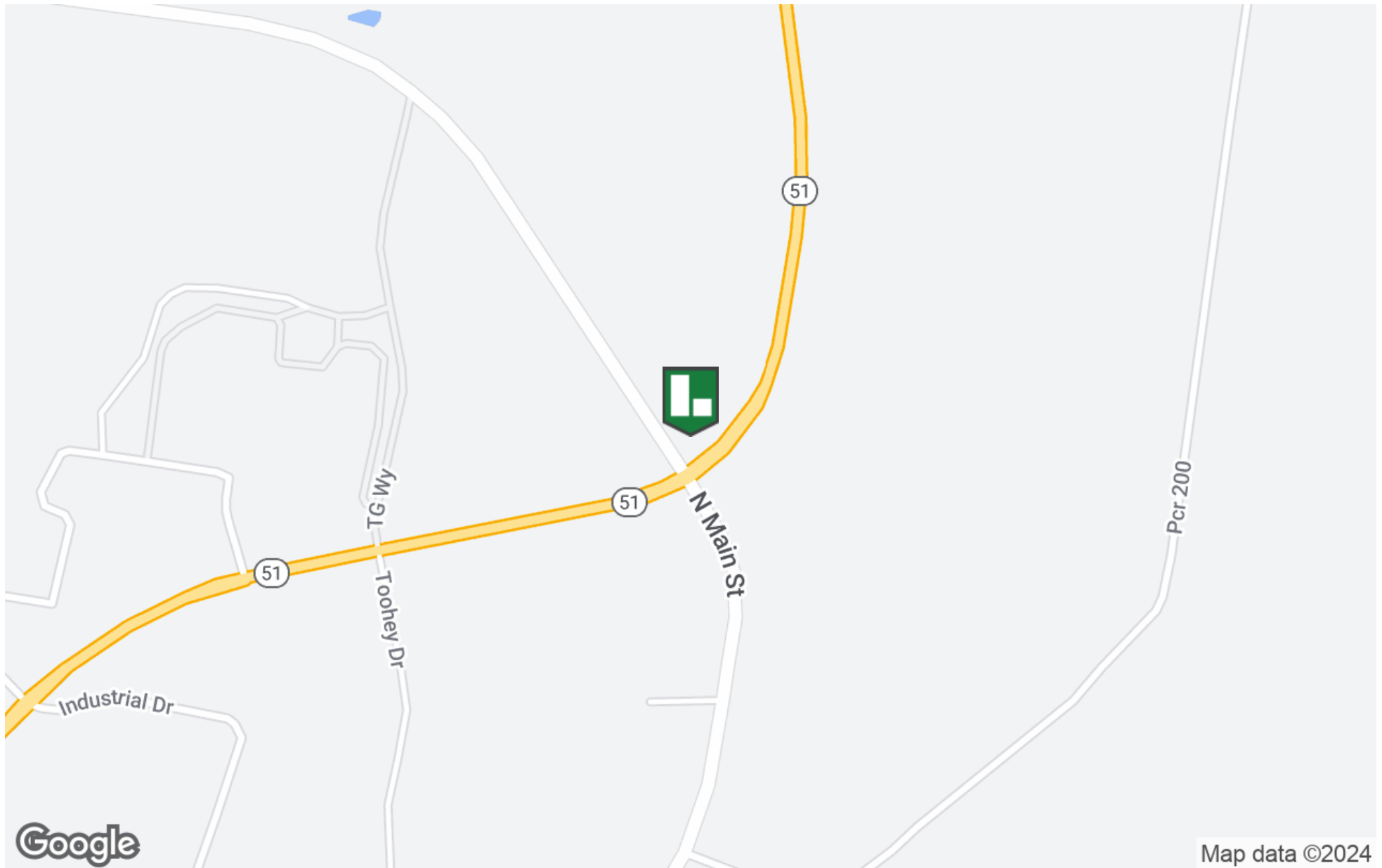
OFFERING SUMMARY

Sale Price:	\$184,900
Lot Size:	3.7 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	382	4,714	6,898
Total Population	967	11,513	17,286
Average HH Income	\$49,516	\$55,042	\$55,584

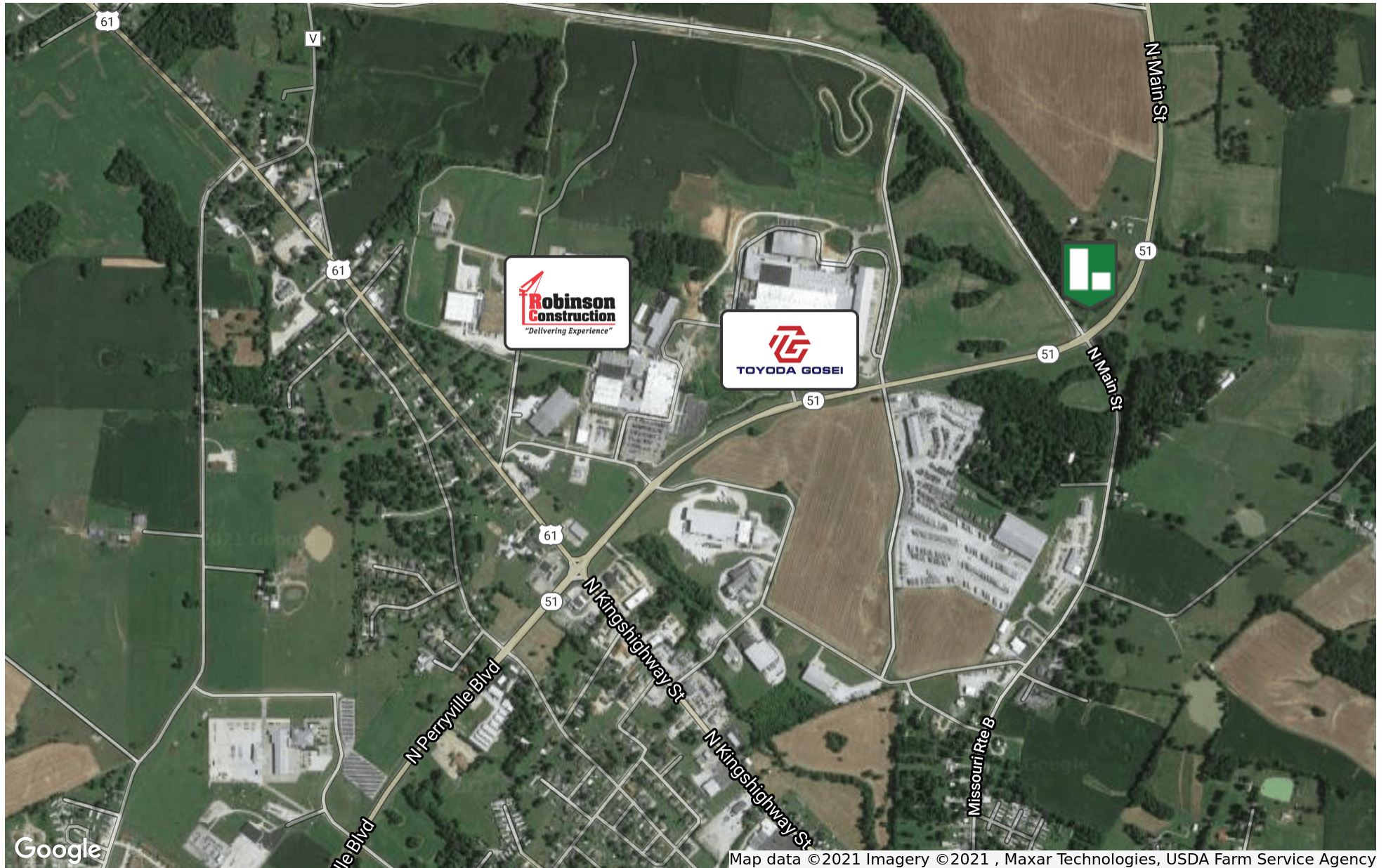
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LOCATION MAP



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RETAILER MAP



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ADDITIONAL PHOTOS



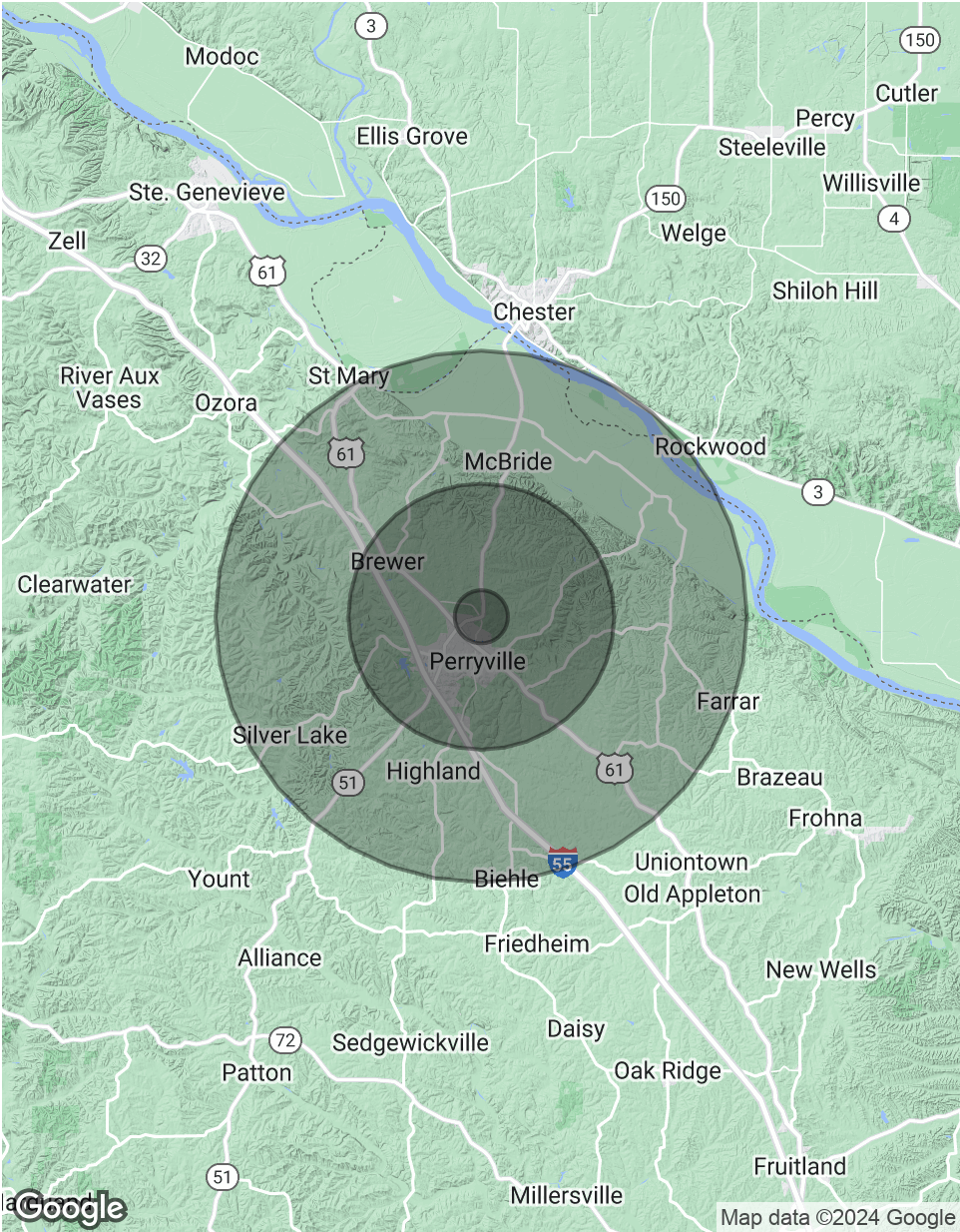
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	967	11,513	17,286
Average age	33.0	35.7	37.4
Average age (Male)	30.3	33.1	35.7
Average age (Female)	38.8	39.8	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	382	4,714	6,898
# of persons per HH	2.5	2.4	2.5
Average HH income	\$49,516	\$55,042	\$55,584
Average house value	\$112,097	\$122,043	\$138,058

* Demographic data derived from 2020 ACS - US Census



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