



2004 BROADWAY ST.

CAPE GIRARDEAU, MO 63701

FOR SALE

Presented By:

CHRIS COLE, JD, CCIM

573.334.5200

ccole@lorimont.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime redevelopment opportunity on Broadway! This 0.915 acre tract in total consists of 2004, 2020, and 2024 Broadway in Cape Girardeau, directly across from McDonald's on 303 feet of Broadway frontage and a corner lot. The property currently consists of two rental properties and one 0.59 acre vacant lot. Redevelop the entire parcel, or keep the homes and develop the vacant lot. All three parcels are zoned C-2 Highway Commercial. Great opportunity located in high traffic area. Price reduced!

PROPERTY HIGHLIGHTS

- Prime redevelopment opportunity
- Zoned C-2 for versatile commercial uses
- High-traffic and visibility
- Strategic location in Cape Girardeau
- Reduced price at \$595,000

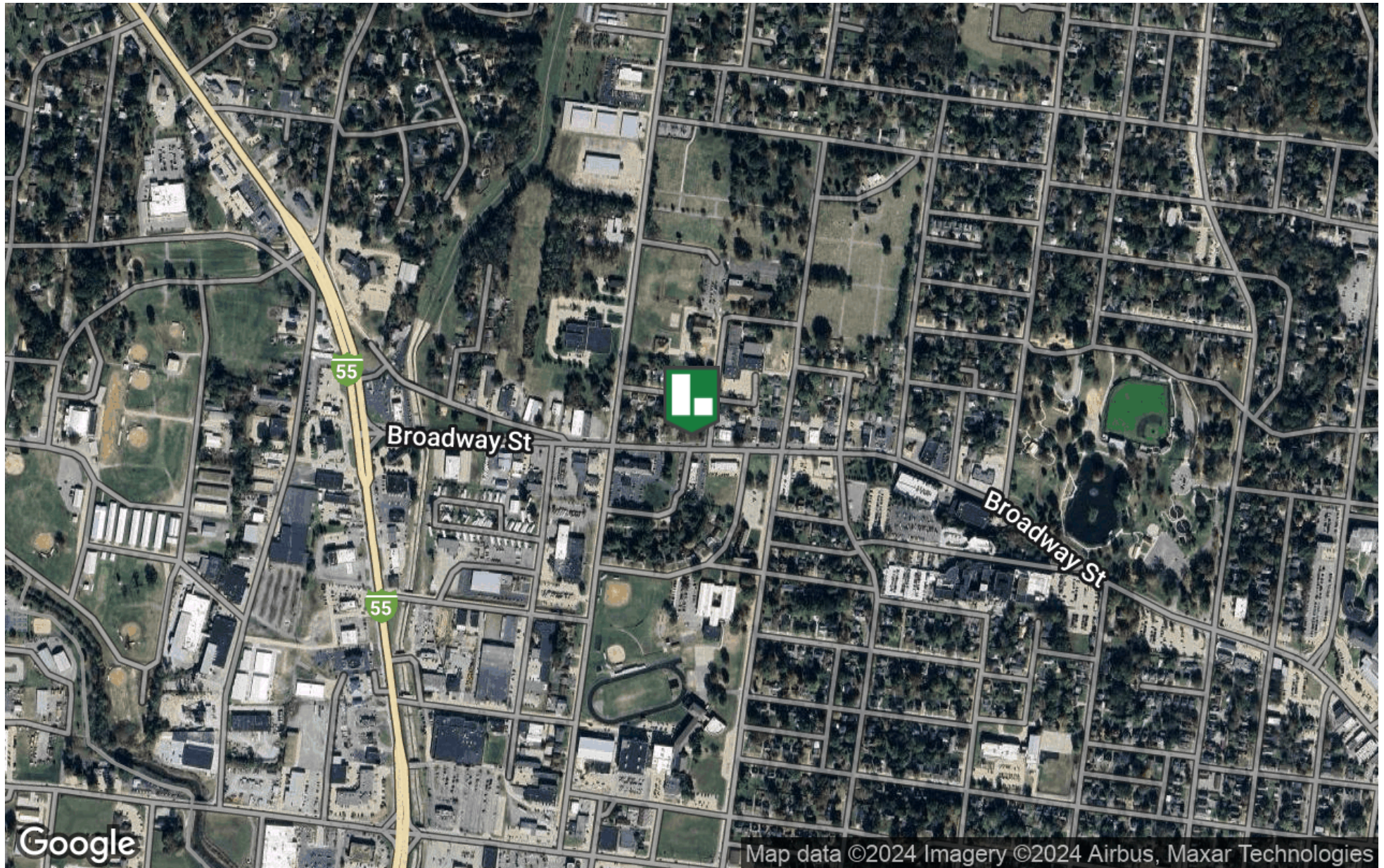
OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.915 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,993	19,612	31,660
Total Population	9,784	42,642	71,535
Average HH Income	\$51,849	\$52,499	\$59,672

Presented By: **CHRIS COLE, JD, CCIM** | ccole@lorimont.com

LOCATION MAP



Presented By: **CHRIS COLE, JD, CCIM** | ccole@lorimont.com

ADDITIONAL PHOTOS



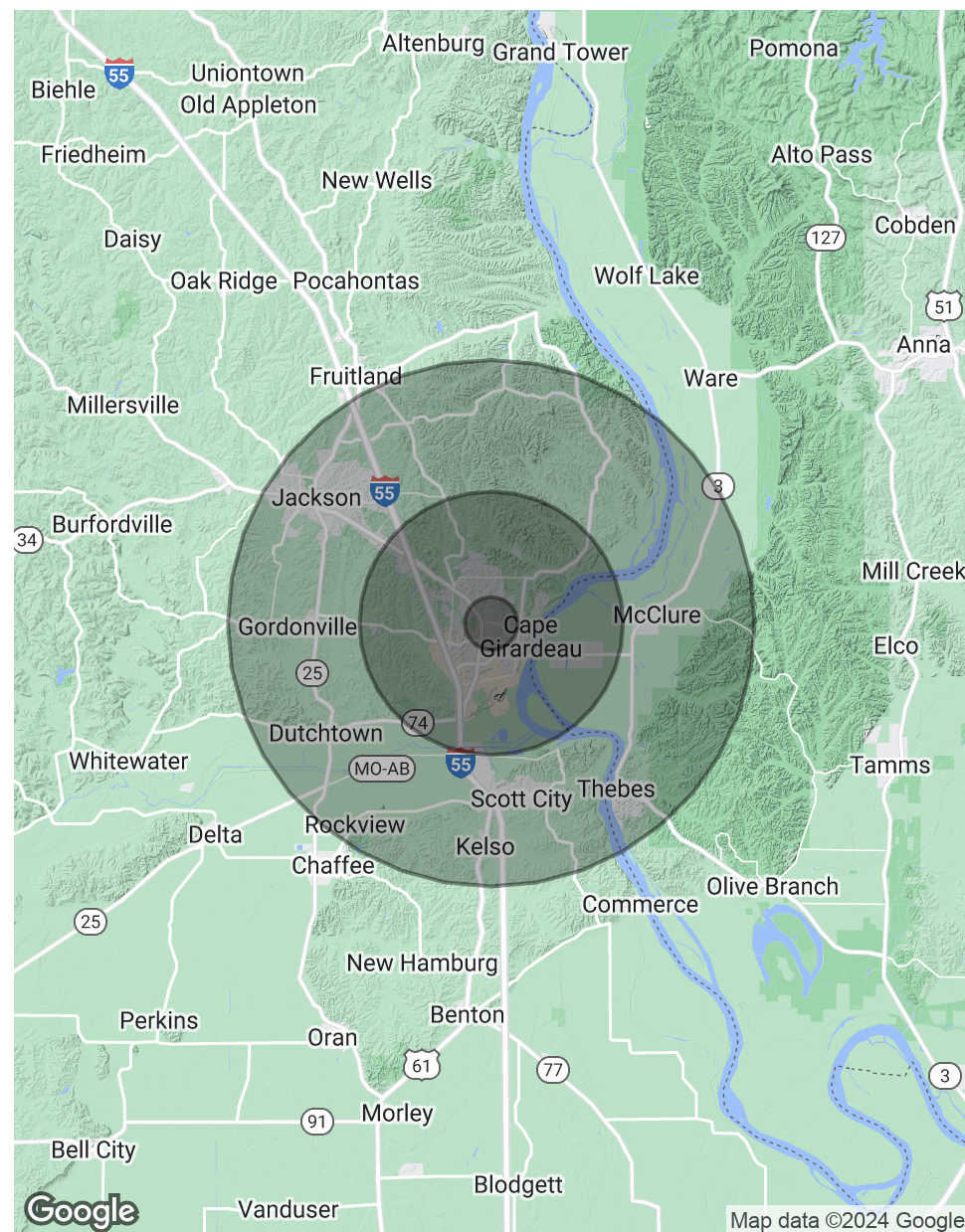
Presented By: **CHRIS COLE, JD, CCIM** | ccole@lorimont.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,784	42,642	71,535
Average Age	30.6	36.9	37.7
Average Age (Male)	30.1	36.5	37.4
Average Age (Female)	35.6	39.7	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,993	19,612	31,660
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$51,849	\$52,499	\$59,672
Average House Value	\$126,266	\$146,454	\$157,034

2020 American Community Survey (ACS)



Presented By: **CHRIS COLE, JD, CCIM** | ccole@lorimont.com