



1854 BROADWAY ST

CAPE GIRARDEAU, MO 63701

FOR SALE

Presented By:

CHRIS COLE, JD, CCIM

573.334.5200

ccole@lorimont.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1,298 SF medical office building in high traffic and visible location on Broadway in Cape. Formerly used by a podiatrist, this office space could be used for a variety of medical or service-type businesses. Multiple offices, two restrooms, off-street parking, and an opportunity for a sign right on Broadway make this a great office location.

PROPERTY HIGHLIGHTS

- 1,298 SF office building
- Off-street parking
- High traffic
- Price at \$169,900

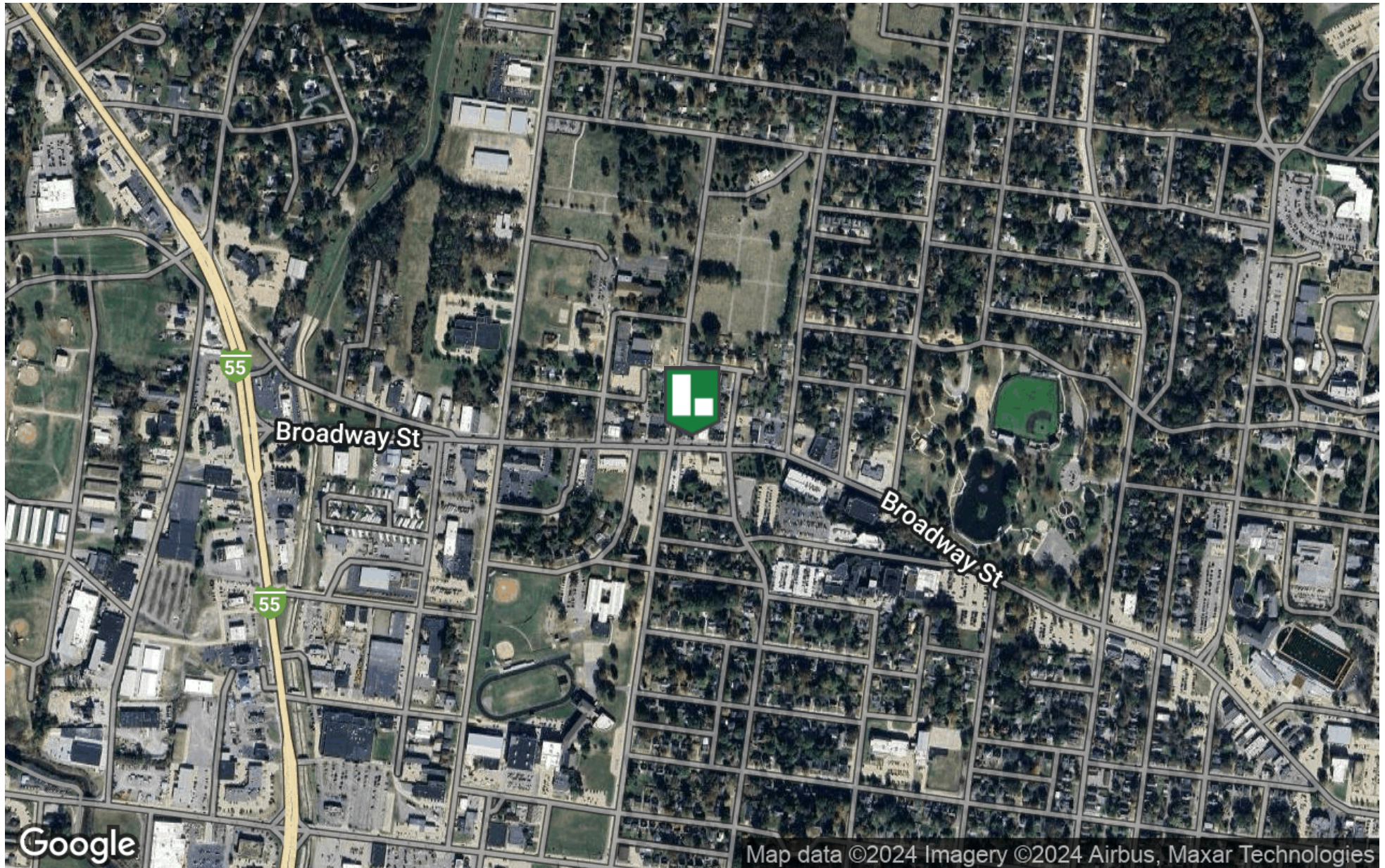
OFFERING SUMMARY

Sale Price:	\$169,900
Lot Size:	5,826 SF
Building Size:	1,298 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,157	19,565	31,493
Total Population	10,566	42,517	71,105
Average HH Income	\$50,316	\$52,360	\$59,587

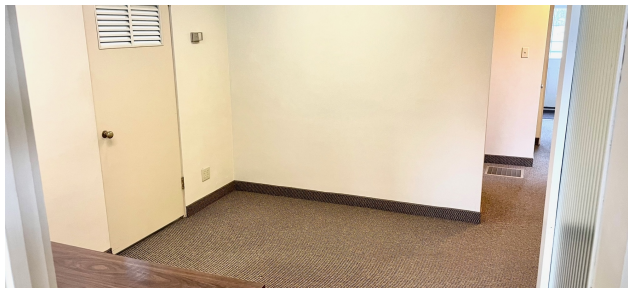
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LOCATION MAP



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ADDITIONAL PHOTOS

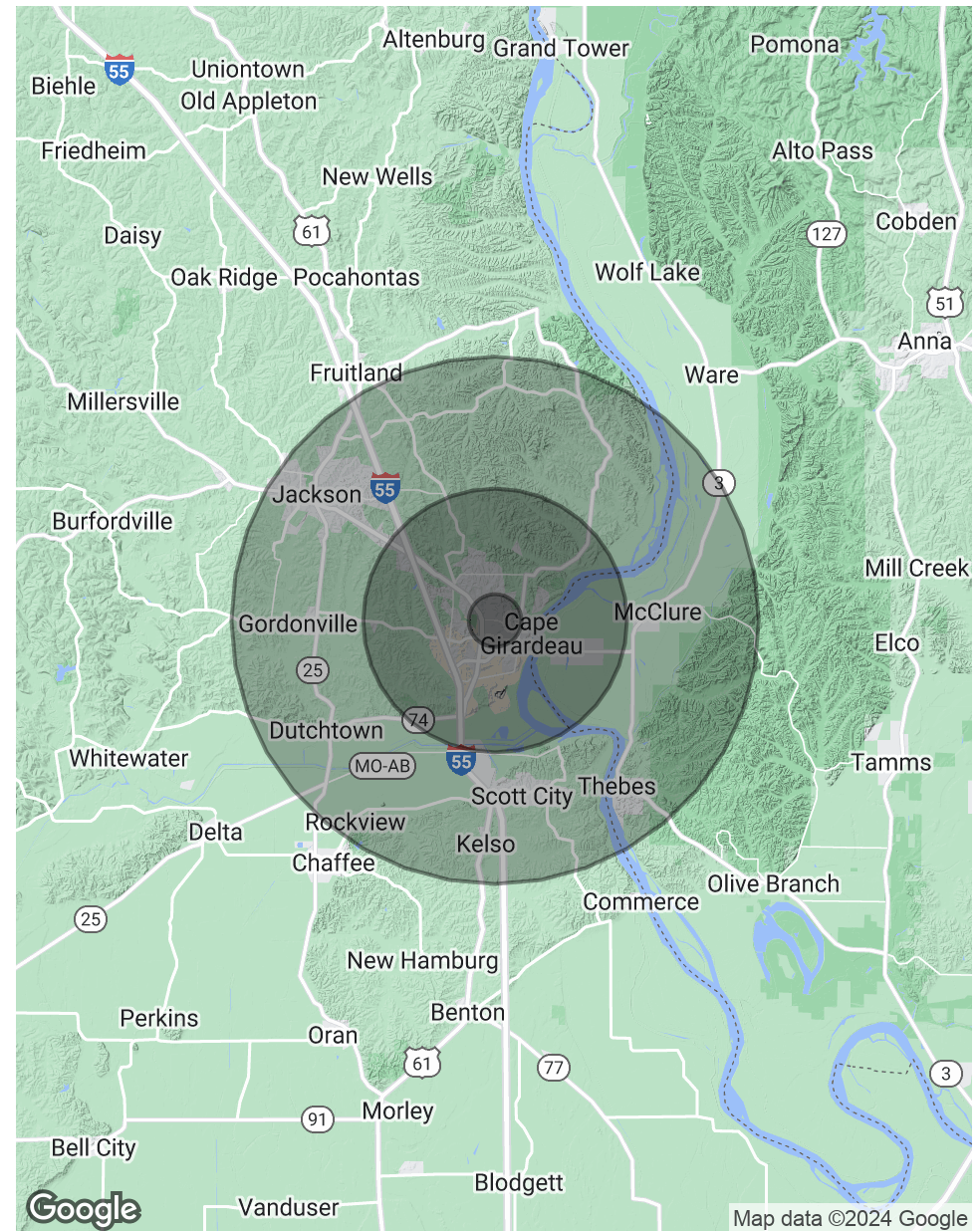


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,566	42,517	71,105
Average Age	29.3	36.9	37.7
Average Age (Male)	29.4	36.4	37.4
Average Age (Female)	33.7	39.7	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,157	19,565	31,493
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$50,316	\$52,360	\$59,587
Average House Value	\$123,617	\$145,929	\$156,878

2020 American Community Survey (ACS)



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