



TWO INVESTMENT PROPERTIES FOR SALE

Dollar General & Country Kitchen

2001 & 2003 S. Limit Avenue, Sedalia, MO



TOTAL SALE PRICE: \$1,250,000 | 5.8% CAP RATE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,637	25,943	29,881
Avg. Household Income	\$89,585	\$83,788	\$85,644

- *PLEASE DO NOT DISTURB CURRENT TENANTS*
- Two investment properties - can be purchased together or separate
- Dollar General: 15,000 SF | \$625,000 | 4.8% CAP
- Country Kitchen: 3,500 SF | \$750,000 | 5.8% CAP
- Located on 1.31 acres across from the Missouri State Fair Grounds just south of Dairy Queen and McDonald's
- High traffic counts

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
BOB JAEKEL | 816.412.7365 | bjael@blockandco.com



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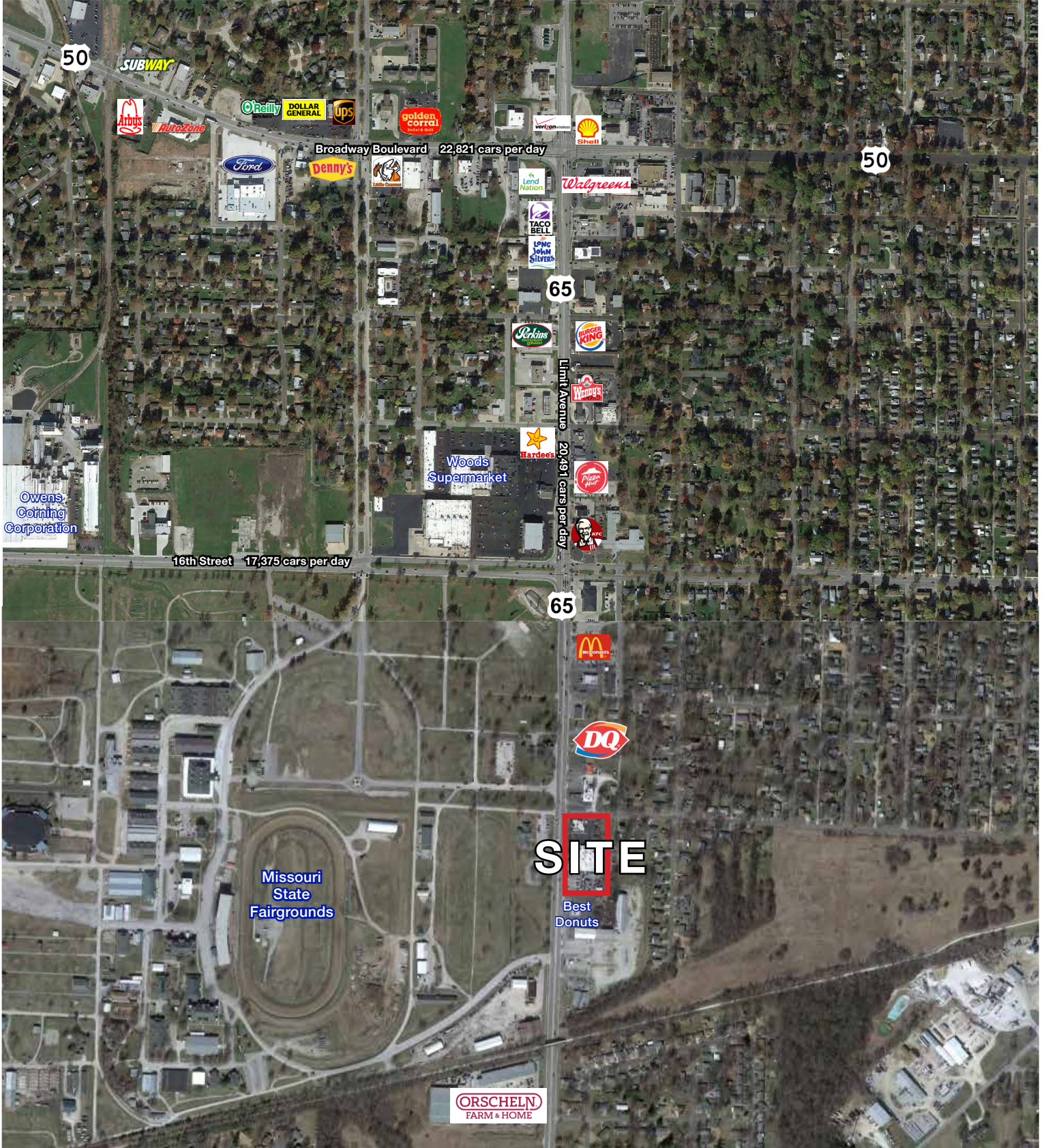


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AERIAL

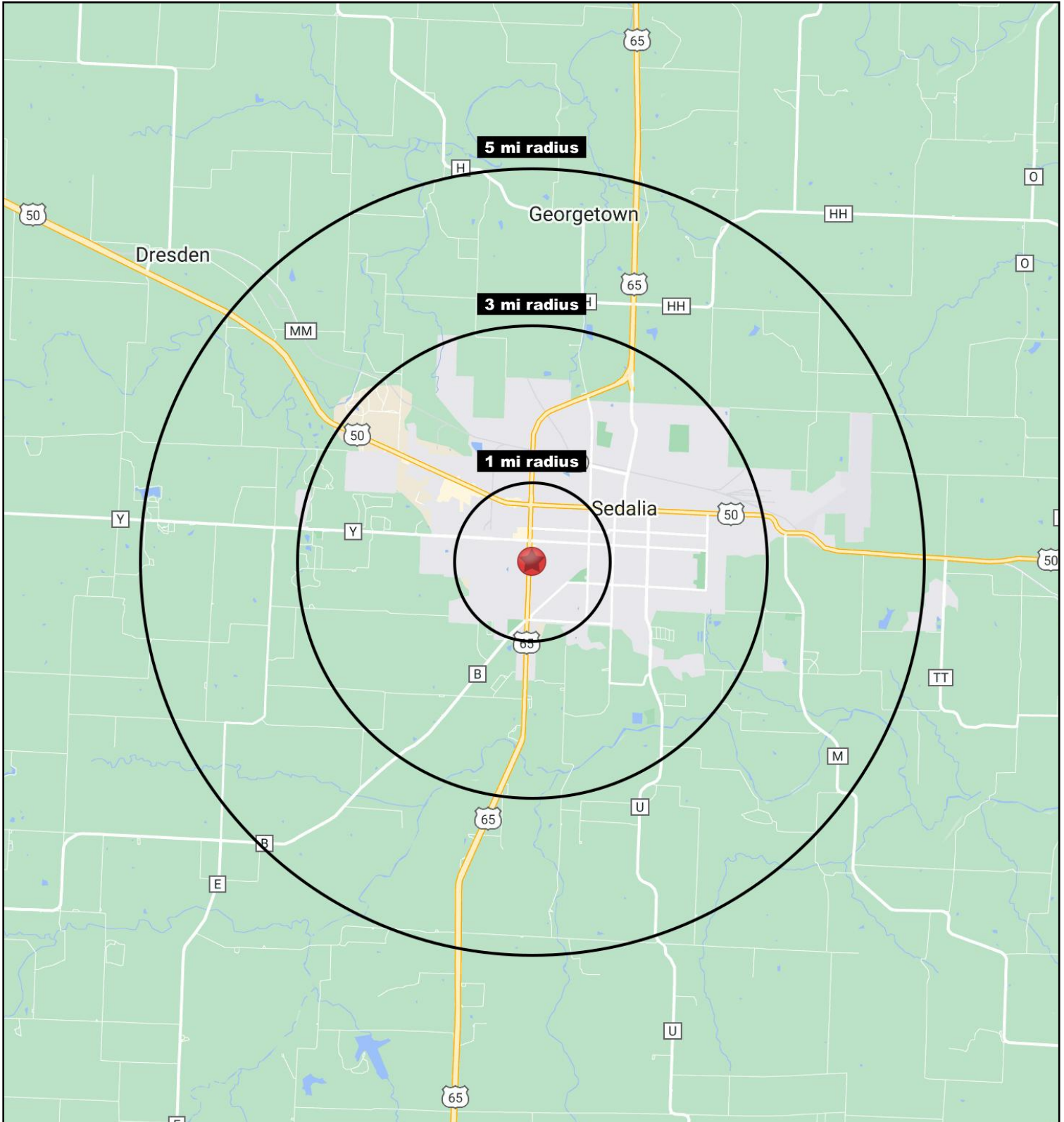




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2001-2003 S. Limit Avenue Sedalia, MO 65301	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,637	25,943	29,881
2028 Projected Population	6,436	25,551	29,562
2020 Census Population	6,680	25,877	29,831
2010 Census Population	6,675	25,266	29,031
Projected Annual Growth 2023 to 2028	-0.6%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2023	-	0.2%	0.2%
2023 Median Age	35.0	35.3	36.0
Households			
2023 Estimated Households	2,791	10,585	12,030
2028 Projected Households	2,676	10,350	11,811
2020 Census Households	2,775	10,450	11,889
2010 Census Households	2,733	10,250	11,644
Projected Annual Growth 2023 to 2028	-0.8%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.3%
Race and Ethnicity			
2023 Estimated White	83.0%	81.4%	82.4%
2023 Estimated Black or African American	3.7%	5.3%	4.8%
2023 Estimated Asian or Pacific Islander	1.4%	1.5%	1.4%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.5%
2023 Estimated Other Races	11.4%	11.4%	10.9%
2023 Estimated Hispanic	10.6%	11.2%	10.6%
Income			
2023 Estimated Average Household Income	\$89,585	\$83,788	\$85,644
2023 Estimated Median Household Income	\$59,046	\$56,784	\$58,705
2023 Estimated Per Capita Income	\$37,783	\$34,412	\$34,685
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.3%	4.3%	4.0%
2023 Estimated Some High School (Grade Level 9 to 11)	9.3%	9.0%	8.4%
2023 Estimated High School Graduate	33.6%	36.4%	36.0%
2023 Estimated Some College	20.7%	21.1%	21.6%
2023 Estimated Associates Degree Only	12.3%	11.4%	11.3%
2023 Estimated Bachelors Degree Only	13.5%	10.6%	10.7%
2023 Estimated Graduate Degree	7.4%	7.2%	8.0%
Business			
2023 Estimated Total Businesses	300	1,145	1,254
2023 Estimated Total Employees	2,887	13,944	16,285
2023 Estimated Employee Population per Business	9.6	12.2	13.0
2023 Estimated Residential Population per Business	22.1	22.7	23.8

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