



HY-KLAS GROCERY PORTFOLIO

106 W. Elm Street, Polo, Missouri 64671

298-300 N. Davis Street, Hamilton, Missouri 64644



298-300 N. Davis Street, Hamilton, Missouri



106 W. Elm Street, Polo, Missouri



104 W. Elm Street, Polo, Missouri

SALE PRICE: \$1,750,000 | TWO STORE PORTFOLIO

- Established Grocery Stores Operating Since 1938
- Turn key operation with potential upside by adding liquor sales
- Newly updated CCTV
- New Encore Operating System for registers
- Supplemental income with Post Office in Polo available for \$50,000
- Three years of financials available upon request
- Hamilton is home to Missouri Star Quilting Company, employing +/- 400 employees



CLICK HERE TO VIEW MORE
LISTING INFORMATION

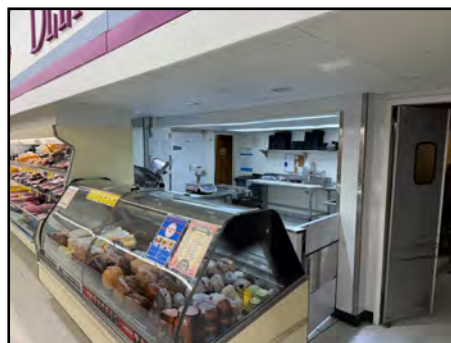
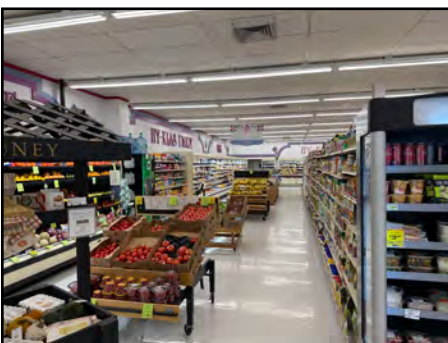
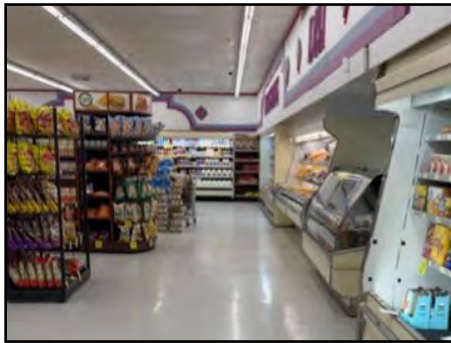
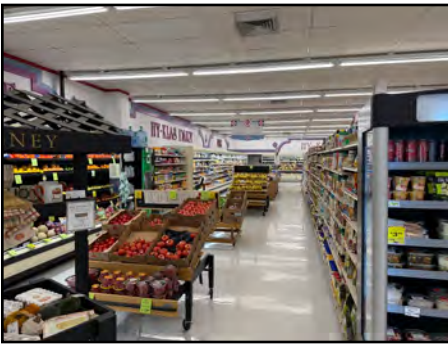
For More Information Contact:

JOSH ROTHSCILD | 816.412.7348 | jrothschild@blockandco.com

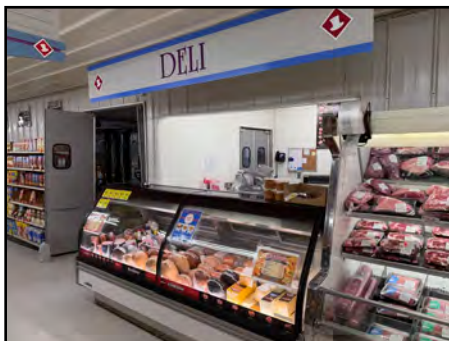
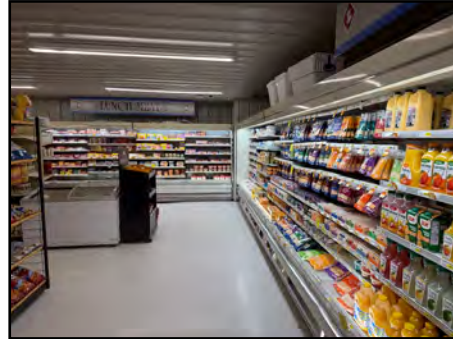
GREG ROBERTS | 816.412.7384 | groberts@blockandco.com

Exclusive Agents

HAMILTON PHOTOS



POLO PHOTOS





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HAMILTON AERIAL

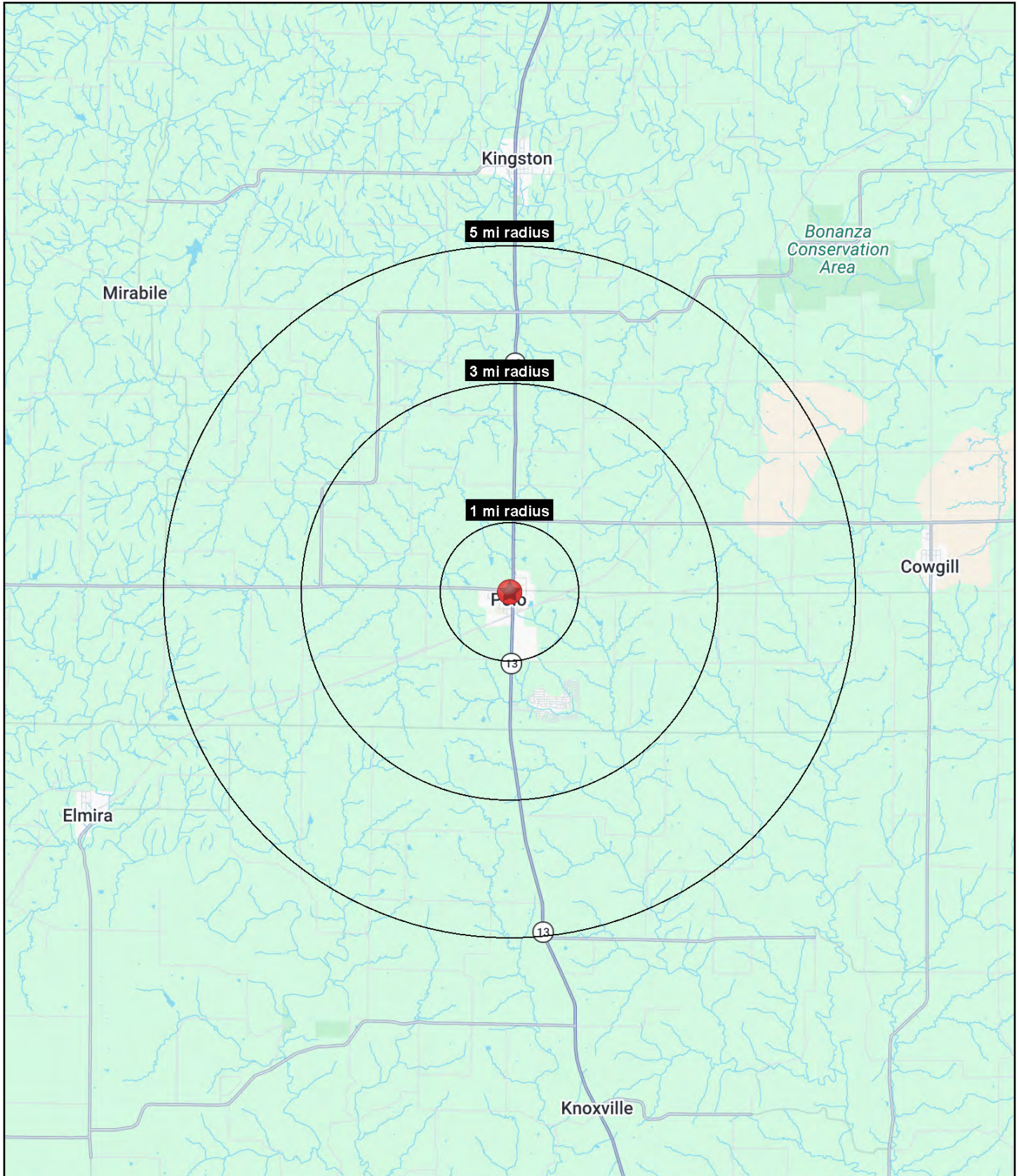




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106 W. Elm Street Polo, MO 64671	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	537	1,235	1,922
2031 Projected Population	580	1,305	2,007
2020 Census Population	574	1,122	1,736
2010 Census Population	615	1,253	1,941
Projected Annual Growth 2026 to 2031	1.6%	1.1%	0.9%
Historical Annual Growth 2010 to 2026	-0.8%	-	-
2026 Median Age	37.0	40.1	41.1
Households			
2026 Estimated Households	231	529	813
2031 Projected Households	237	545	836
2020 Census Households	240	461	704
2010 Census Households	246	497	763
Projected Annual Growth 2026 to 2031	0.5%	0.6%	0.6%
Historical Annual Growth 2010 to 2026	-0.4%	0.4%	0.4%
Race and Ethnicity			
2026 Estimated White	92.5%	92.7%	93.0%
2026 Estimated Black or African American	0.9%	1.1%	1.2%
2026 Estimated Asian or Pacific Islander	1.0%	1.1%	1.0%
2026 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2026 Estimated Other Races	5.1%	4.7%	4.4%
2026 Estimated Hispanic	3.4%	3.2%	2.9%
Income			
2026 Estimated Average Household Income	\$104,108	\$101,729	\$107,554
2026 Estimated Median Household Income	\$56,166	\$71,802	\$78,063
2026 Estimated Per Capita Income	\$44,871	\$43,599	\$45,477
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	5.6%	3.8%	3.1%
2026 Estimated Some High School (Grade Level 9 to 11)	3.8%	6.3%	6.6%
2026 Estimated High School Graduate	43.4%	40.0%	40.6%
2026 Estimated Some College	26.5%	25.1%	24.0%
2026 Estimated Associates Degree Only	5.6%	6.1%	6.6%
2026 Estimated Bachelors Degree Only	8.7%	14.1%	14.7%
2026 Estimated Graduate Degree	6.4%	4.5%	4.5%
Business			
2026 Estimated Total Businesses	18	35	41
2026 Estimated Total Employees	99	189	217
2026 Estimated Employee Population per Business	5.4	5.4	5.2
2026 Estimated Residential Population per Business	29.3	35.5	46.3

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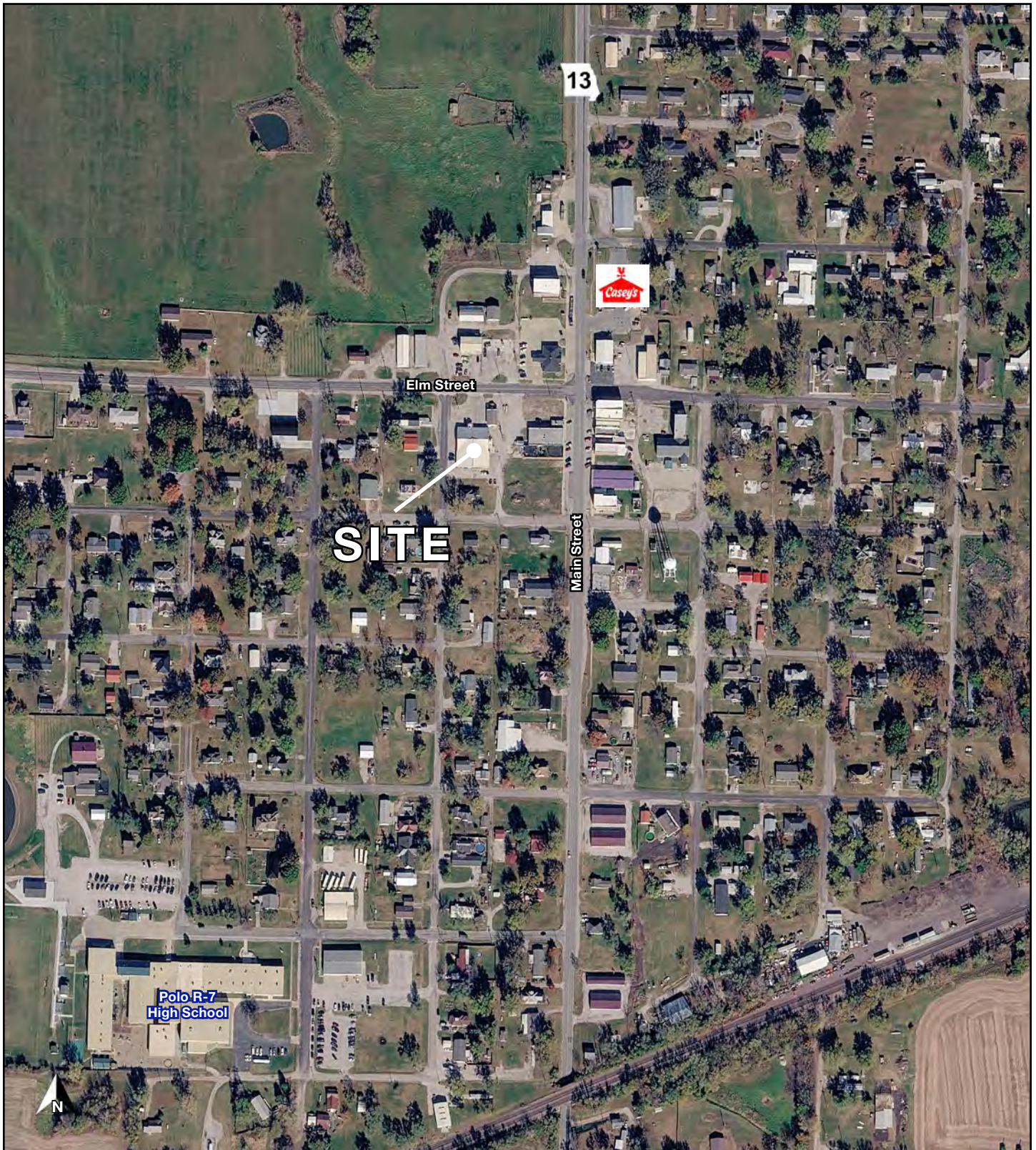


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POLO AERIAL

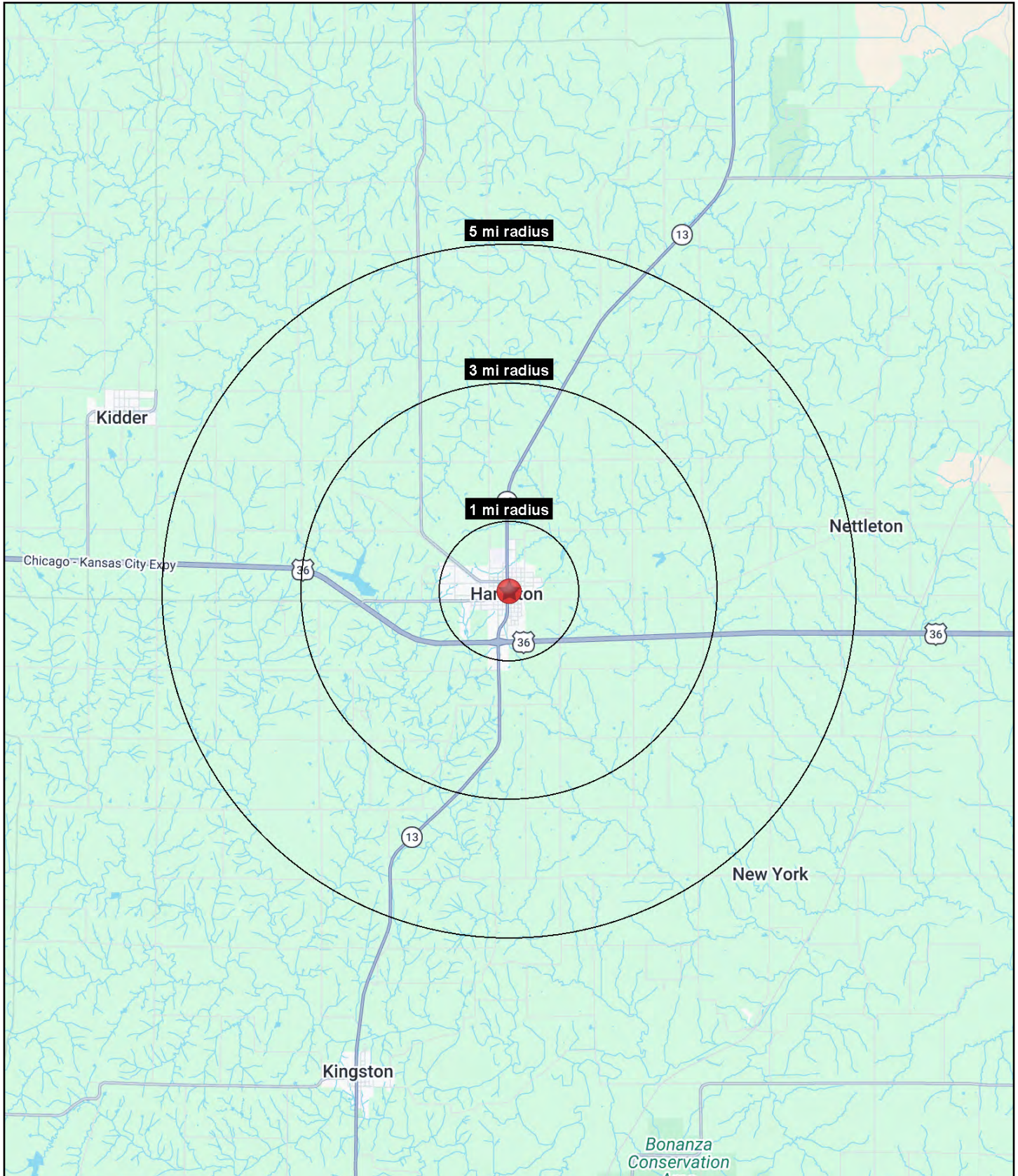




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298 N. Davis Street Hamilton, MO 64644	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	1,676	2,043	2,703
2031 Projected Population	1,591	1,967	2,644
2020 Census Population	1,757	2,153	2,818
2010 Census Population	1,865	2,259	2,914
Projected Annual Growth 2026 to 2031	-1.0%	-0.7%	-0.4%
Historical Annual Growth 2010 to 2026	-0.6%	-0.6%	-0.5%
2026 Median Age	38.9	38.9	38.9
Households			
2026 Estimated Households	650	794	1,047
2031 Projected Households	614	755	1,005
2020 Census Households	708	859	1,112
2010 Census Households	742	890	1,135
Projected Annual Growth 2026 to 2031	-1.1%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2026	-0.8%	-0.7%	-0.5%
Race and Ethnicity			
2026 Estimated White	96.2%	96.0%	95.8%
2026 Estimated Black or African American	0.1%	0.2%	0.4%
2026 Estimated Asian or Pacific Islander	0.4%	0.4%	0.4%
2026 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
2026 Estimated Other Races	3.0%	3.1%	3.1%
2026 Estimated Hispanic	2.8%	2.8%	2.6%
Income			
2026 Estimated Average Household Income	\$79,043	\$83,218	\$87,543
2026 Estimated Median Household Income	\$61,691	\$63,591	\$65,987
2026 Estimated Per Capita Income	\$30,863	\$32,506	\$34,035
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.4%	4.0%
2026 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.2%	3.2%
2026 Estimated High School Graduate	36.7%	36.2%	36.0%
2026 Estimated Some College	22.2%	22.4%	22.2%
2026 Estimated Associates Degree Only	7.6%	8.3%	9.1%
2026 Estimated Bachelors Degree Only	18.4%	17.5%	16.0%
2026 Estimated Graduate Degree	9.7%	9.9%	9.5%
Business			
2026 Estimated Total Businesses	65	66	74
2026 Estimated Total Employees	624	629	669
2026 Estimated Employee Population per Business	9.6	9.5	9.0
2026 Estimated Residential Population per Business	25.7	30.8	36.5

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