



GAS STATION/SUPERMARKET INVESTMENT

25817 State Highway 64, Pittsburg, Missouri



SALE PRICE: \$4,800,000 | 13,000 SF ON 8.02 ACRES

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 238 | 1,659 | 3,507 |
| Avg. Household Income | \$55,823 | \$55,964 | \$55,445 |

- 10% CAP Rate
- New five year lease at time of purchase
- ALPS Supermarket serves the Pomme de Terre area
- Grocery, liquor store, and gas station
- Excess ground for further expansion or future sale
- Strong personal guarantee



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

Exclusive Agent

DRONE PHOTOS

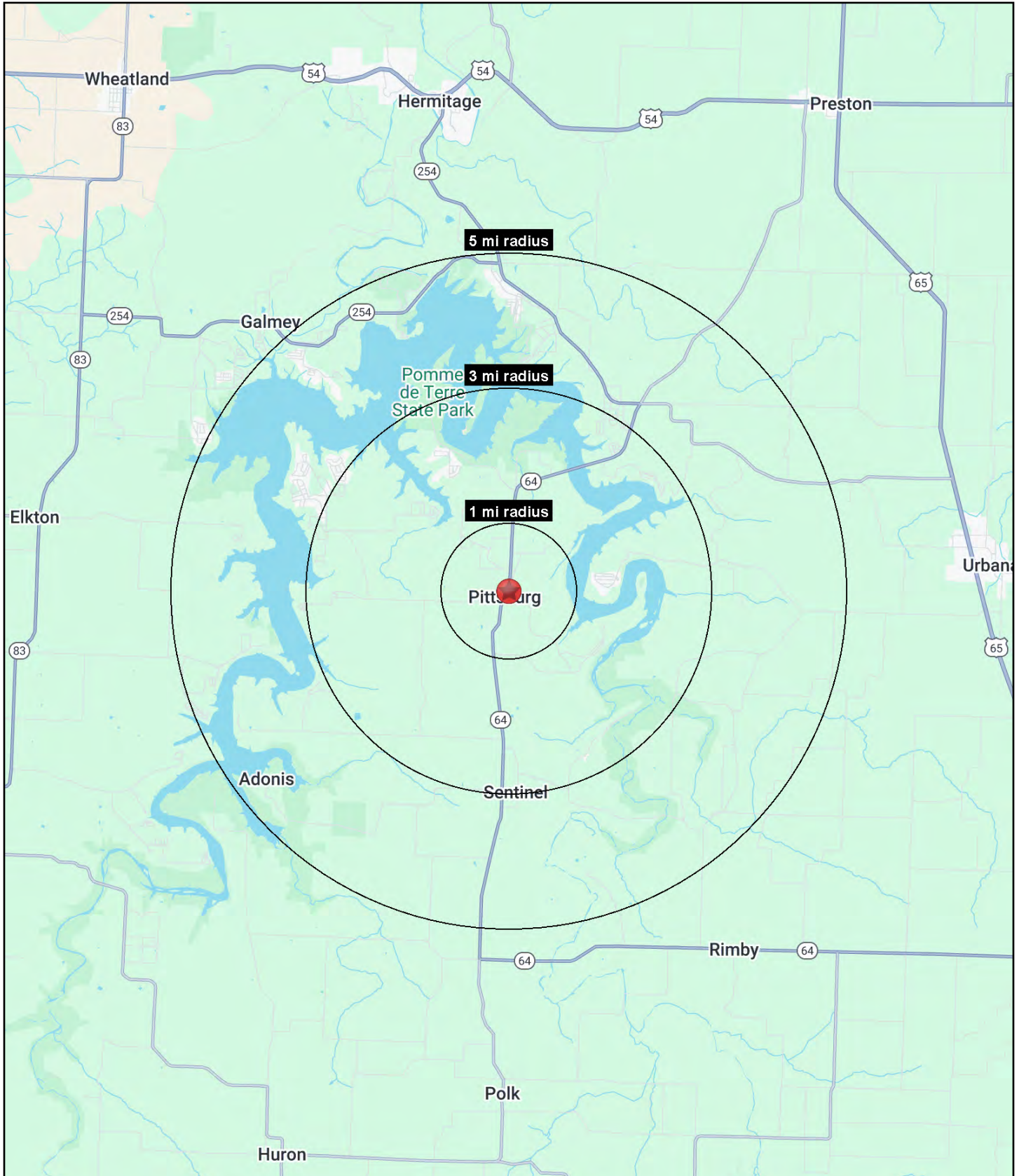


AERIAL



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| 25817 MO-64 Pittsburg, MO 65724 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 238 | 1,659 | 3,507 |
| 2030 Projected Population | 237 | 1,675 | 3,577 |
| 2020 Census Population | 242 | 1,237 | 2,786 |
| 2010 Census Population | 276 | 1,444 | 3,164 |
| Projected Annual Growth 2025 to 2030 | - | 0.2% | 0.4% |
| Historical Annual Growth 2010 to 2025 | -0.9% | 1.0% | 0.7% |
| 2025 Median Age | 50.8 | 54.7 | 54.8 |
| Households | | | |
| 2025 Estimated Households | 100 | 759 | 1,562 |
| 2030 Projected Households | 95 | 724 | 1,509 |
| 2020 Census Households | 112 | 585 | 1,265 |
| 2010 Census Households | 129 | 692 | 1,483 |
| Projected Annual Growth 2025 to 2030 | -1.0% | -0.9% | -0.7% |
| Historical Annual Growth 2010 to 2025 | -1.5% | 0.6% | 0.4% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 93.2% | 93.8% | 93.9% |
| 2025 Estimated Black or African American | 1.0% | 1.0% | 0.9% |
| 2025 Estimated Asian or Pacific Islander | 0.2% | 0.3% | 0.3% |
| 2025 Estimated American Indian or Native Alaskan | 0.4% | 0.6% | 0.5% |
| 2025 Estimated Other Races | 5.1% | 4.4% | 4.5% |
| 2025 Estimated Hispanic | 2.4% | 2.2% | 2.1% |
| Income | | | |
| 2025 Estimated Average Household Income | \$55,823 | \$55,964 | \$55,445 |
| 2025 Estimated Median Household Income | \$40,547 | \$41,024 | \$41,447 |
| 2025 Estimated Per Capita Income | \$23,572 | \$25,675 | \$24,891 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 2.1% | 1.5% | 2.3% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 17.2% | 11.7% | 9.6% |
| 2025 Estimated High School Graduate | 45.8% | 45.8% | 45.9% |
| 2025 Estimated Some College | 16.3% | 18.2% | 20.1% |
| 2025 Estimated Associates Degree Only | 12.2% | 11.4% | 9.7% |
| 2025 Estimated Bachelors Degree Only | 4.4% | 9.9% | 10.0% |
| 2025 Estimated Graduate Degree | 2.0% | 1.5% | 2.4% |
| Business | | | |
| 2025 Estimated Total Businesses | - | - | 6 |
| 2025 Estimated Total Employees | - | - | 15 |
| 2025 Estimated Employee Population per Business | - | - | 2.4 |
| 2025 Estimated Residential Population per Business | - | - | 567.0 |

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