



**1995 S BROADWAY ST**

POPLAR BLUFF, MO 63901

**\$450,000 FOR A 1,511 SF FORMER  
GAS STATION ON 0.51 AC**

**XTEAM**  
RETAIL ADVISORS

# 1995 S BROADWAY ST

## DEMOGRAPHICS

PLEASE CONTACT:

L<sup>3</sup> CORPORATION  
REBECCA THESEN

314.282.9836 (DIRECT)




314.620.0093 (MOBILE)

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- FORMER CASEY'S GENERAL STORE WITH FUEL CANOPY AND PUMP ISLAND REMAINING ON SITE
- POSITIONED ALONG THE S BROADWAY RETAIL CORRIDOR, OFFERING STRONG VISIBILITY, ESTABLISHED TRAFFIC PATTERNS, AND CONVENIENT ACCESS TO SURROUNDING RESIDENTIAL AND COMMERCIAL AREAS
- MULTIPLE CURB CUTS ALLOWING GOOD INGRESS/EGRESS AND ON-SITE PARKING
- ZONING SUPPORTS A VARIETY OF COMMERCIAL USES
- STRONG REUSE OR REDEVELOPMENT OPPORTUNITY FOR SMALL-FORMAT RETAIL, QSR, OR SERVICE USER SEEKING A FREESTANDING PAD WITH HIGH VISIBILITY

## POPULATION ANALYSIS

POPULATION		<u>1 MILE</u> 3,272	<u>3 MILES</u> 15,435	<u>5 MILES</u> 24,657
HOUSEHOLDS		<u>1 MILE</u> 1,349	<u>3 MILES</u> 6,399	<u>5 MILES</u> 10,078
AVG HH INCOME		<u>1 MILE</u> \$43,810	<u>3 MILES</u> \$50,073	<u>5 MILES</u> \$58,833



VIEW &  
DOWNLOAD:

DEMO REPORT

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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## SURVEY

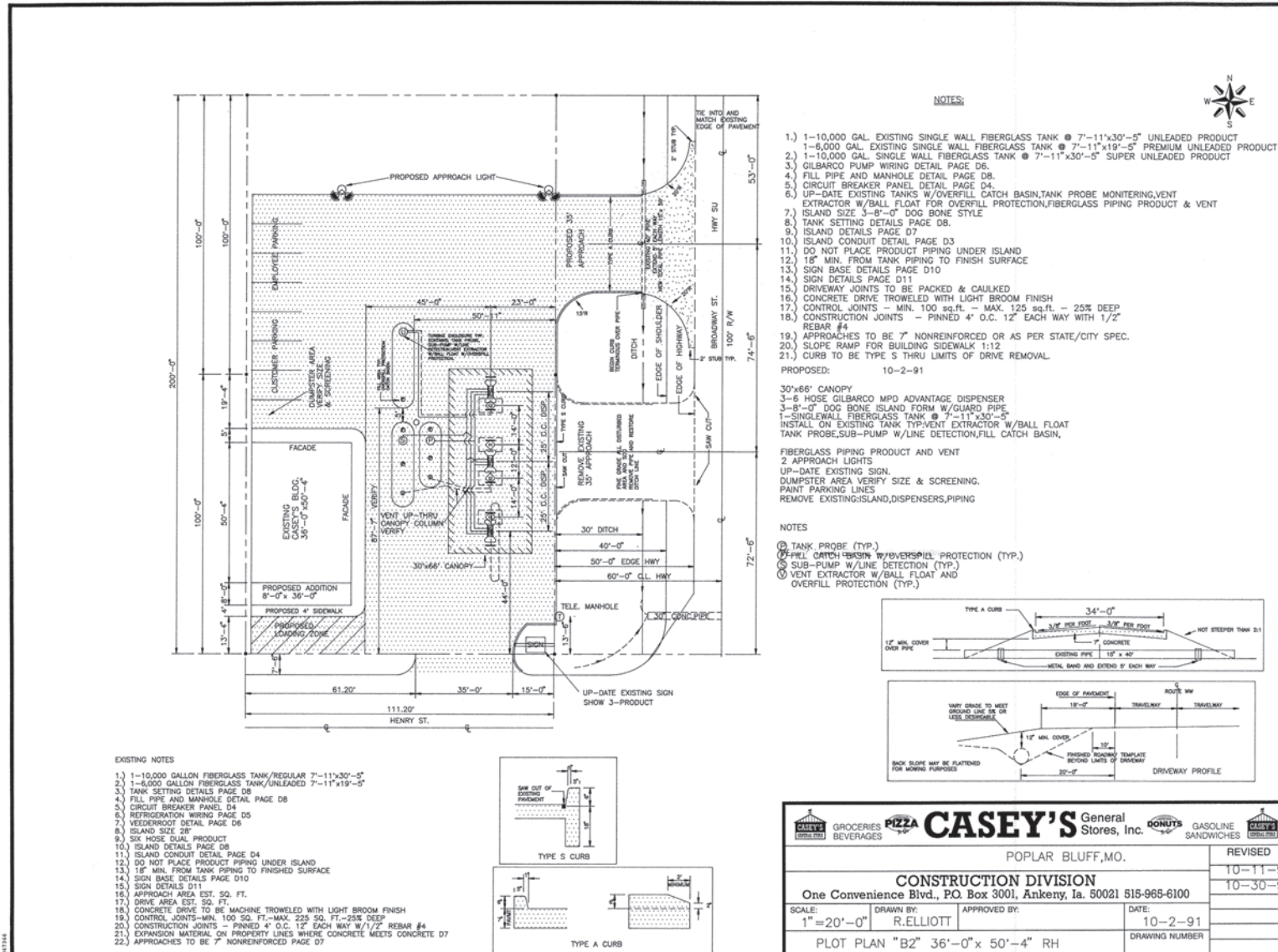
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## MARKET AERIAL

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